

BUSINESS & CONSUMER ISSUES COMMITTEE

George Zeppenfeldt and Michele Parker, Co-Chairperson,
February 14, 2018

The meeting was called to order at 7:00 pm by Co-Chairperson Michele Parker.

Present: Michele Parker, Linda Alexander, Joshua T. Cohen, Christian Cordova, and Seema Reddy. **Absent:** George Zeppenfeldt-Cestero, Paul Fischer, and Marc Glazer.

New applications to the SLA for two year liquor licenses:

1. **146 West 72nd Street** (Amsterdam Avenue) Akimoto Sushi Inc d/b/a To be Determined.
 - James Wang
 - 11am-mid Fri and Sat 11am-11pm Sun-Thurs
 - Positing on poles, but not in the window. Need to keep in the window until full board on March 6th
 - 19 tables, 38 chairs
 - No plan for delivery at this time
 - Will not ask for café

Vote to approve 6-0-0-0
2. **215 West 75th Street** (Broadway) Owl Café 75 Corp. d/b/a To be Determined.
 - Thomas McCallen Lawrence Bondulich
 - Café/restaurant
 - Noon-1am Sun-Wed, Thurs-Sat Noon-2am
 - Small plates
 - No deliveries

Vote to approve 6-0-0-0
3. **307 Amsterdam Avenue** (West 75th Street) RuaDEE Inc d/b/a To be Determined.
 - Norapol Youngphitak
 - Thai restaurant
 - Noon-10:30pm 7 nights a week
 - Signs good
 - 4 or 5 bikes for delivery. Will be in the basement when not in use.
 - Planning on opening in 2 months.
 - Need picture of bike delivery people for the file
 - Background music
 - 60 seats

Vote to approve 6-0-0-0
4. **421 Amsterdam Avenue** (West 80th Street) T&C Izakaya LLC d/b/a Yama Ramen.

Vote to disapprove 6-0-0-0
(Subsequent to meeting, applicant withdrew the application.)
5. **951 Amsterdam Avenue** (West 107th Street) Nobody Told Me LLC d/b/a To be Determined.
 - All signs posted
 - Nick Pfannerstill/Alberto Miranda
 - Formally Blockheads
 - Will put in application for sidewalk café at later date
 - Hours of operation 11am-2am Everyday

- Will be using electric, not gas
- Have not signed lease at this point.
- No deliveries
- Agree to an awning over outdoor café (when they get one)

Vote to approve 6-0-0-0

6. **995 Amsterdam Avenue** (West 109th Street) MJ 995 Inc. d/b/a Lion's Head Tavern.

- Thomas McCallen with Brian Feleceta
- All postings good
- Nothing changing. All same, just transfer of license.
- Been there for 15 years. MOA has not changed.
- Food until 2am. Need to have available until 4am. Owner agrees to this.
- Deliveries – by foot generally. Every day but Monday. Vest and sign worn by delivery person.

Vote to approve 6-0-0-0

7. **1012 Amsterdam Avenue** (West 110th Street) 1016 Amsterdam Ave LLC d/b/a To be Determined.

- Elena Risdovski w/Donald Bernstein
- Peter Arnstein from BID. He gives his “approval” but he would like to see an extendable awning.
- Farm driven. Quiet.
- Basement going to be used for storage
- No deliveries. Postmates and Uber.
- All postings up

Vote to approve 6-0-0-0

Unenclosed Sidewalk Café Renewals:

8. **489 Columbus Avenue** (West 83rd – 84th Streets.) Renewal application #2053735-DCA to the Department of Consumer Affairs by Shivhari, Inc. d/b/a Ashoka, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Vote to disapprove 6-0-0-0

9. **210 West 94th Street** (Broadway – Amsterdam Avenue.) Renewal application #2024390-DCA to the Department of Consumer Affairs by Levantino, LLC d/b/a Vino Levantino, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 14 seats.

New Unenclosed Sidewalk Cafés:

Haim Amit haimamit@gmail.com

- All postings up

Approved Vote 6-0-0-0

10. **2130 Broadway** (West 74th – 75th Streets.) New application #1116-2018-ASWC to the Department of Consumer Affairs by KDK, LLC d/b/a Viand Café, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 14 seats.

Vote to disapprove 6-0-0-0

FULL BOARD MEETING

Roberta Semer, Chairperson

Community Board 7/Manhattan's Full Board met on Tuesday, February 3, 2018, at Mount Sinai West (West 59th Street) in the District. Chair Roberta Semer called the meeting to order at 6:34 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Approve minutes with some revisions. Minutes from the January 2, 2017, Full Board meeting were **approved**.
VOTE: 25-0-0-0

Chair's Report: Roberta Semer:

- Riverside Branch Library:
 - There is a new children's librarian at the branch.
 - AARP is now in several branch locations for free tax prep.
- St. Agnes Library:
 - Feeding the Dragon. Saturday, March 3rd at 2pm: Sharon Washington lived in the custodial apartments at a number of library locations, including the St. Agnes Library. This spring, she will debut her solo performance piece, Feeding the Dragon, at Primary Stages. The piece is a chronicle of her childhood and will soon be made into a book for children. The event at St. Agnes will be excerpts from the play, followed by a conversation and Q&A and hosted by novelist Patty Dann.
- CB7 NYCHA Taskforce will be working with CB9 and sponsoring four forums.
 - First one on March 9th and will focus on maintenance issues.
- Page Cowley and Roberta meet with Mayor's office about super tall buildings.
- Fiscal year 2019- preliminary budget documents have been sent to us.
- Wed of last week, testified on behalf of CB7 on 108th Street project.

Community Session:

- Daniel Slippen, Museum of Natural History:
 - Introduced Melissa Diaz, new community liaison.
 - Summer Camp schedules are out please review them and sign up your children.
- Mia Ruyter, Justice in Education:
 - Services and support for formerly incarcerated individuals.
 - 312-404-5060, mr3460@columbiu.edu
- Chris Giordano, resident by Extell Mega Tower
 - Question to the Board: What steps is the CB taken to ensure quality of life issues?
 - Answer: We will be forming a construction oversight committee to address quality of life issues.
- Fabrice Armand, Dept of Corrections:
 - Recruitment for correction officers. Need an associate degree
 - Nyc.gov/jointheboldest
- Angela Miller, Parent at PS 191:
 - There are no signs to indicate that the area around PS 191 is a school zone. In addition, there is no crossing guard.

Community Board 7/ Manhattan

- Transportation Committee will put this on their agenda and explore the issue.

Gale Brewer, Manhattan Borough President:

Diana Howard, Representative

- Community Board applications for new positions and renewals are on the website and the deadline to reapply is February 9th.
- The Capital Funding deadline is Feb 20th Nonprofit and schools should submit capital improvement plans before the deadline.
- The office submitted their recommendations for the 108th Street Project to go through as planned.
- Continue to work with the Howard Millstein Properties to discuss what will come of the Lincoln Plaza Cinema space.
- State of the Borough has been postponed.
- Housing Enrollment Event will be held on Tuesday, March 13th at 2pm. The event will be located at 431 West 125th Street. To RSVP, call 212-531-1609.

Reports by Elected Officials:

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

- There is a shortage of crossing guards throughout the city.
- All elected officials are on the same page about the Lincoln Plaza Cinema space and continue to work with Millstein Properties to help ensure that an independent theater remains in the space.
- Super Tall Buildings- BSA Meeting on the 200 Amsterdam Ave project will be held on March 23rd. We are submitting testimony and have started meetings with City Planning to see what we can do to address this issue. We believe that we are making headway.
- The NYCHA Hearings occurred recently and there is agreement that there is a lack of resources which positions NYCHA to fail. Next steps are being mapped out and NYCHA is in agreement that changes need to occur in oversight and management.
- Mark Levine- Co-Chairs of Manhattan Delegation- coming to the next borough board to talk about priorities for Manhattan
- SYEP applications are now open.
- Questions and Answers:
 - Questions: Lincoln Plaza- 33 people lost their jobs- try to get a commitment to rehire the workers. Answers: Problem of loss of commercial properties. We are losing jobs.
 - Q: In the NYCHA meeting, was it discussed about senior housing and harassed to leave their homes for smaller apartments?
A: not the topic of the hearing. New Chair- of Public Housing Committee- Brownsville Representative (Samuel) - will be looking at it
 - Q: What's the agenda to making the Lincoln Cinema to work?
A: What steps are the management taking to ensure that this happens- scope of renovations- what is his plan- talk about community desires?
 - Q: Concerned about the Extell Construction zone- quality of life?
A: Construction Oversight Committee and my office will be part of it. Working closely with the group- Safety is the normal to set up a site safety committee- regular meetings which public can participate to ensure that safety is followed- outline of what is coming. Challenge- fast and loose with details- working closely with Dept of Buildings and City Planning and access we have

to make sure they are following every letter of the law. AS a Right process: once plans are submitted and approve- matter of safety

- Q: 58 crashes and only one involved a bike, what happen at the hearing? What should be done?
A: Mayor has come down and said that because there are challenges with those who ride the e-bikes come from many businesses. Our first approach is to ticket the business. Individual bike rider has to pick up their bike and pay a fee to get the bike back. It's a problem- riders are not targeted unfairly.

Jerrold Nadler, U.S. House Member (10th District):

Elie Peltz, Representative

- Community Town Hall
 - Monday, February, 12, 2018 at 6pm
 - NYU Kimmel Center, 60 Washington Square South

Reports by Elected Officials' Representatives:

Aldo Ponterosso, Office of Assembly Member Linda Rosenthal (67th District):

- The Executive has proposed to provide free access to menstrual hygiene products to all students statewide.

Rebecca Kriegman, Office of State Senator Brad Hoylman (27th District):

- Governor Cuomo prioritizes the Child Victim Act. The CVA lifts NYS's civil and criminal statutes of limitations for child sexual abuse crimes and creates a one-year look-back period to allow survivors to bring their abuser to court.
- Joined a coalition of public health advocates and consumer protection groups to call on Procter & Gamble to overhaul its colorful liquid detergent "Tide Pods" and to pass stronger safety regulations for detergent.

Daisy More, Office of State Senator Jose Serrano (29th District):

- Benefits of NY Family Paid Leave are now in place.
- 1-800-342-9860 State Bill Hotline. This is a number that you can call if you want to know the status of a bill.
- Thursdays 3-6pm at St. Agnes Library is our office's mobile office.

Brennan Ward, Office of State Senator Marisol Alcantara (31st District):

- Financial Aid Event, Friday, March 2nd at 2pm. CUNY in the Heights, 5030 Broadway.
- Black History Month Celebration, February 10th at 12pm, 3333 Broadway

Business Session

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

1. **260 West 73rd Street** (Broadway-West End Avenue.) New Revocable Consent EIN#45-5408313 to the Department of Transportation by JTSA & KTSA 59 E 80th LLC to maintain, use and construct a new stoop and

extend the lowered front yard to align with the neighboring stoop and lowered front yard, including a retaining wall with a knee wall and iron railing on top and concrete steps down from the sidewalk to the yard.

- Committee passed in October- never came to full board. DOT is requesting we pass it.

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

VOTE: 33-0-0-0

2. **908 Amsterdam Avenue** (West 104th – 105th Streets.) Application #B02782 to NYC Taxi and Limousine Commission by New App Car & Limo, Inc. for renewal of their For Hire Base Station license.

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

VOTE: 33-0-0-0

3. Congestion pricing: (SEE THE NOTES_ FOR MORE INFO)

A. Northern Boundary is 60th Street- Raises possible issues. Brooklyn Bridge and FDR no tax.

B. Include Committees in the final resolution of this bill.

- R. Semer: All Manhattan CB have been discussing and making recommendations. CB8 is concerned that people will drive to the borders and then take the trains.
- M. Parker: Who is the community? A: On either side of border
- P. Cowley: All of our scanners are over heard, ones in London are 18" off ground. How they are going to control the scanners? What will our landscape look like? A: We don't yet know the level of technology of the scanners. We don't know how this will work.
- A. Yarmus: There are no answers and these are important concerns. We need to be included when details are hammered out.
- K. Coughlin: Money should go to the MTA, could include East Side Access Tunnel- be more specific. A: Concentrate on NYC transit. Suburban will paying the fees too—don't be too concerned. Mayor asked that he needs to approve every expense.
- E. Sheffer: Support the plan. Support what Howard said.
- R. Robbins: Say that we need a voice in this and we are generally supporting the concept of this but we want to be part of the discussion.
- A. Isaacs: One way, list what we want. Other, understanding that we do not have the details we support but want to be part of the process.
- A. Rigie: Congestion Pricing is wasted and not addressing the correct work and work that is needed. A: Talk of it be used for capital and expense- reduce frequency and amount of fare hikes.
- J. Adolf: Declaring our general support and we say that clearly- emphasize community involvement.
- R. Asche: CB7 is encouraged by the proposal for congestion pricing and the devil is in the details and we would like to be consulted in the plan. Plan must be include lock box for transportation.
- S. Fine: Will incorporate thoughts- community boards should be the community. Otherwise it is too big.
- B. Lawton: CB approved of the concept of congestion pricing and why we approve.
- M. Diller: Purpose is to support transit funding- congestion in midtown.
- A. Rigie: Why give conditional support- why vote? A: We know enough to support it. Good reasons to approve.

- K.Neuwelt: If we are going to add something that explains rationale- budget- congestion in midtown- air quality issue A: that would have placed tolls on free bridges. Unfortunately tolls on bridges are not part of this proposal.
- J. Adolf: How will we see the final resolution? A: Will draft and circulate.
- S. Schwartz: Table this and vote next meeting. Important enough to take the time to develop it further and vote later. A: this could be decided between now and then. Affect CB have resolutions and are voting this month. These are additions.
- R. Robbins: Someone will write right now and then vote later.

New Resolution:

CB 7, which represents the community from West 59th Street to West 110th Street) approves the concept of congestion pricing which will have many beneficial effects including raising funds for the MTA, reducing congestion, and improving air quality. CB7 is eager to be part of the process to flesh out the details of the program and expects to have significant input into any matters which could affect our community. CB7 also requires that all revenue raised by congestion pricing be dedicated solely for use by the MTA.

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

VOTE: 31-0-2-1

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

New application to the SLA for a two-year liquor license:

4. **283 Amsterdam Avenue** (West 73rd Street) D&S Dining Group, d/b/s To be Determined.

Vote: 33-0-0-0

5. ***Unenclosed Sidewalk Café Renewals:***

- **2161 Broadway** (West 76th- 77th Street) Renewal application #2026488-DCA to the Department of Consumer Affairs by 2161 Broadway Bakery, LLC, d/b/a Maison Kayser, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 23 seats.
- **975 Amsterdam Avenue** (West 108th Street) Renewal application #2017694-DCA to the Department of Consumer Affairs by 975 Amsterdam, Inc., d/b/a Spice, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

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

VOTE: 33-0-0-0

New Unenclosed Sidewalk Cafés:

6. **249 Columbus Avenue** (West 71st- 72nd Street) New application #19989-2017-ASWC to the Department of Consumer Affairs by CMR Rest Corp, d/b/a Ella NYC, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.

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

VOTE: 33-0-0-0

7. **424 Amsterdam Avenue** (West 80th- 81st Street) New application #19629-2017-ASWC to the Department of Consumer Affairs by Brington, LLC d/b/a Caledonia, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 6 seats.

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

VOTE: 33-0-0-0

PARKS & ENVIRONMENT COMMITTEE

Ken Coughlin and Klari Neuwelt, Co-Chairpersons

Resolution Re:

8. **Central Park.** City Parks Foundation's plans to upgrade the Summer Stage venue in Central Park.

R. Robbins: Fills like over the years, the more prominent entertainers are being paid venue. A: All by three or four are free each year. Money goes to City Parks.

K. Neuwelt: Money used all over the city from paid concerts. Goes to the Public Design Commission for approval.

B. Lawton: Time element? A: If they get approval, start in April and have it completed by 18-29 season.

T. Branham: They will continue to have concerts this summer.

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

VOTE: 33-0-0-0

The meeting was **adjourned** at 8:08pm.

Present: Roberta Semer, Jay Adolf, Andrew Albert, Richard Asche, Tina Branham, Joshua Cohen, Kenneth Coughlin, Page Cowley, Louisa Craddock, Mark Diller, Sheldon Fine, Sonia Garcia, Benjamin Howard-Cooper, Amy Hyman, Madelyn Innocent, Audrey Isaacs, Genora Johnson, Natasha Kazmi, Blanche E. Lawton, Ira Mitchneck, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Seema Reddy, Andrew Rigie, Richard Robbins, Madge Rosenberg, Katie Rosman, Peter Samton, Susan Schwartz, Ethel Sheffer, Polly Spain, Howard Yaruss, Mel Wymore.

Absent: Linda Alexander, Isaac Booker, Tina Branham, Steven Brown, Elizabeth Caputo, Christian Cordova, Joshua Cohen, Catherine DeLazzer, Miki F. Fiegel, Paul Fischer, Marc Glazer, Lillian Moore, Jeannette Rausch, Suzanne Robotti, Melissa Rosenberg, George Zeppenfeldt-Cestero.

On Leave: Robert Espier.

HOUSING COMMITTEE

Jeannette Rausch, Chairperson

February 12, 2018

Present: Sonia Garcia (SG), Madelyn Innocent (MI), Jeannette Rausch (JR), Melissa Rosenberg (MR), Susan Schwartz (SS)

Non-committee board members: Mark Diller (MD), Audrey Isaacs (AI), Michele Parker (MP), Roberta Semer (RS)

Committee members not present: Louisa Craddock, Genora Johnson¹, Natasha Kazmi, Ira Mitchneck

Committee members on leave of absence: Robert Espier, Lillian Moore

Speakers: Gus Ipsen, Legislative Aid to AM Linda Rosenthal, Lynn Horowitz, Supervising Attorney, Housing Conservation Coordinators

Meeting called to order by Chairperson Jeannette Rausch at 7:10P.

1. Deregulation of rent regulated housing & DHCR four-year look back rule

Chairperson Jeannette Rausch gave a brief introduction about the goal of reclaiming affordable housing – not just building new affordable housing or preserving existing affordable housing and thanked Susan Schwartz for her efforts to lead this project in the committee.

SS reviewed her own rent background in a rent regulated building to illustrate the impact of preferential rent and the four year look back period. She moved in to her rent stabilized apartment in 1986 with a rent of \$916 per month and was unaware that in 1984 the rent was only \$250 and the next year was only \$750 – the rent had increased over 260% from 1984 to 1986 with no real improvements to the apartment. In 1993, faced with the disruption of multiple gut renovations in adjacent apartments, she asked for and received a lease renewal without increase, which at the time was called a “rent adjustment”. In 2000, the language on her lease was changed and the adjustment became known as a “preferential rent”. In 2004, the year after legislation in Albany was passed governing preferential rents, she lost this rent concession upon renewal of her lease and in 2008 her rent increased 24% or \$303 per month. She was able to remain in her apartment in spite of the significant annual increase in rent of almost \$4000 per year, but many other rent regulated tenants are not so fortunate and cannot afford to remain in their homes.

There is legislation in Albany that addresses both of these issues, an effort which our committee would like to support with a resolution:

- A repeal of the four year look back rule, which prohibits DHCR from looking back further than four years when considering rental rates and deregulation of rent regulated housing in most situations. (For matters of regulatory status, IAI's or in cases of fraud, DHCR can look back further than four years.) This legislation, which was introduced almost ten years ago, is still in the Assembly.
- A prohibition of landlords from abandoning a preferential rent, a rent below the legal regulated rent, upon vacancy or renewal of a lease and requiring a “clean hands” provision for the discontinuance of a preferential rent. This legislation passed the Assembly last year.

Gus Ipsen, Legislative Aide to State Assembly Linda B. Rosenthal, gave a presentation about the status of the four-year look back legislation, which was sponsored by AM Rosenthal, and discussed rent deregulation in

¹ Per Roberta Semer, Genora Johnson is excused from the next three Housing Committee meetings for work-related reasons.

general. The bill is now on its third reading and is awaiting a vote at any time. The current requirements for deregulation are an apartment that is \$2700 or higher in rent with a tenant earning \$200,000 or more two years in a row. When evaluating a DHCR rent history, any increase of 30-35% or more is generally considered a “red flag”, according to Gus. The preferential rent legislation passed the Assembly and is now in the Senate. It is essential that tenants get the rent history for an apartment and have it reviewed by a trained professional to determine if the tenant might be eligible to file a rent overcharge claim. It was noted that an apartment is rent regulated – not the tenant. DHCR publishes many useful fact sheets. Fact sheet #26 is very useful in learning about allowed rent increases.

Lynn Horowitz, Supervising Attorney, Housing Conservation Coordinators, gave a presentation about how to look at a DHCR rent history. The following are issues to look out for when examining a rent history for a potential overcharge, however, she cautioned that the appearance of one or more of these factors does not necessarily mean that an overcharge exists. She cautioned that a tenant should contact an attorney for further review of one of these exists:

- Large increase in rent
- Preferential rent
- Lack of registration or registered as exempt, owner occupied or high rent vacancy decontrol
- Tax abatements – J-51 (under construction and occupied) or 421-A (new development)

She also discussed the impact of the four year look back rule and answered questions from committee members and members of the community.

The committee discussed a resolution in support of the two pieces of legislation and decided to separate them, voting on the four-year look back now and addressing the preferential rent legislation resolution at the next meeting.

Resolution to support proposed legislation to repeal the DHCR four-year look back rule was passed unanimously:

Committee Members: 5-0-0-0

Non-committee Board Members: 2-0-0-0

2. Planning for future housing workshop

The committee had a robust discussion about the upcoming housing workshop, originally targeted for March, but now targeted for April. We are well aware that the electeds and tenant organizations offer a broad range of tenant support services. Our goal with this project is to gather everyone together to focus on this singular issue of rent overcharges, having first publicized how easy it is to get a rent history by emailing DHCR at rentinfo@nyshcr.org. At the workshop we will have lawyers and trained representatives to work with tenants. We plan to gather resources from every corner and reach as many tenants as possible to help understand the DHCR rent history for an apartment and prepare a rent overcharge application, if appropriate. For liability reasons, no CB7 member will be involved in completing a rent overcharge application. The CB members’ role at the workshop will be to meet with tenants and help move things along. Tenants will need to bring a DHCR rent history to the workshop to benefit most fully from the event. After consideration of various formats, we reached the following consensus:

- We will announce well in advance of our March committee meeting that tenants can come to that meeting and we will use the CB7 laptop to help them request their rent history from DHCR. We will also

encourage community members to get their rent history on their own in advance of the housing workshop.

- SS will continue working with elected officials, tenant advocacy groups and city agencies to gather support and involvement for the workshop
- RS will determine a date in April and a location that allows maximum involvement and support from the elected officials, tenant advocacy groups and city agency

3. New business

MI gave an update on the NYCHA Taskforce, which is following up on the joint forum held with CB9 last October, planning a series of forums for this spring:

Wednesday, March 28, 2018, 7-9P

Topic: Repairs

Wednesday, April 25, 2018, 7-9P

Topic: Security

Wednesday, May 30, 2018

Topic: Garbage & Sanitation

Saturday, June 30, 2018, 11A – 1P

Topic: Succession Rights

Two of the forums will be held in CB7 and the other two will be held in CB9, with one flyer planned to advertise all four events.

4. Next month's meeting agenda

The agenda for next month's Housing Committee meeting will include:

- Presentation by Furman Center
- Human Rights discussion
- Preferential rent resolution
- Update on Housing Workshop

The meeting was called to conclusion at 9:20P.

PARKS & ENVIRONMENT COMMITTEE

Klari Neuwelt, Chairperson

JOINT WITH THE

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

February 26, 2018 7:00PM

Meeting was called to order at 7 p.m.

Present: Ken Coughlin, Klari Neuwelt, Steven Brown, Natasha Kazmi and Susan Schwartz.

Transportation: Andrew Albert and Ken Coughlin. **Chair:** Roberta Semer. **Board Member:** Mark Diller, Ira Mitchneck and Michele Parker.

Item 1 (joint with Transportation Committee). Presentation by the Department of Transportation on the West 79th Street Rotunda Complex and West 79th Street Bridge over Amtrak Project

- KN: This presentation was a follow-up to a [preliminary presentation in June 2017](#). Following that presentation, CB7 communicated to presenters by email dated June 20, 2017, the following concerns expressed by the committee and community members: 1) all surfaces be permeable and allow for adequate runoff/drainage; 2) a new drinking fountain be installed at the site; 3) careful attention be paid to cycling route issues, including consultation with cyclist user groups, both during construction period and after completion; 4) best practices be employed for preservation/reuse/recycling of historic materials; 5) work and storage space for DPR staff be materially improved and enhanced; 6) there be thorough and timely consultation with relevant user groups, affected residents and other constituencies; trash storage/pickup for the concession be moved from its current location on the cycle/pedestrian path.
- Several representatives of the NYC Department of Parks & Recreation in attendance were identified.
- Nick Roberts, a Project Manager and Engineer at HDR, the consulting architectural firm working with the DOT, presented on the topic:
 - o Project Goals: Comprehensive rehabilitation of the Rotunda and restoring the 79th Street bridge over the Amtrak tracks to a state of good repair. The work involves restoring the parapet wall masonry, replacing street lighting, and repairing the Rotunda structure and surface, expanding the existing DPR Maintenance and Operations office, including the below-ground garage to mitigate leaking, structural and electrical issues, and installing an accessible ramp connecting the traffic circle level and Riverside Park. Since the June, 2017 presentation, Silman has been added to the list of consultants, as a consultant on restoration of the Guastavino tiles.
 - o Scope of Work: New roadway concrete deck, steel beams, sidewalks, and approach roadway pavement with new lighting for better roadway visibility, updating road paint to more clearly indicate bike lanes, replacing drainage to convey runoff, upgrading concrete deck, sidewalks, lighting, and drainage on West 79th Street bridge over Amtrak.
 - o The Rotunda structure is comprised of three levels, traffic circle, pedestrian plaza, and garage level. The plaza and fountain date to 1937 and were last rehabilitated in 1975. The bridge over the Amtrak tracks was last upgraded in 1975, and is at the end of its useful life.

The design approach for the rehabilitation is to be elegant, minimal, and transparent, allowing the historic architecture to be maintained. New elements will use materials and finishes that complement materials and finishes seen throughout Riverside Park. The proposed plaza plan interventions include: installation of an ADA-compliant ramp running from the street (upper) level to the plaza and a second accessible ramp from the plaza to the park/esplanade level, to Riverside Park, renovation of existing restrooms, (which will be made ADA-compliant and year-round), and installation of a three-bay glass “storefront” to a new NYC Parks administrative area under the Guastavino arches on the plaza. Space will be added for the concessionaire on the south of the project area, and the DPR space at the garage level will double in size, including lockers and dressing rooms. Permeable surfaces, and best management practices will be employed, and connections to sewers will be upgraded.

The designers have been working with LPC on the design of the ramp from the traffic circle level to the plaza level, which will have many switchbacks. This area will also have new landscaping.

The traffic barrier at the traffic circle will be dismantled, reinforced in the center, and then refaced with original granite material. At the traffic level, lighting will be F-poles with historic bishop’s crooks.

The historic turtles at the fountain, one of which is extant and will be used as a model, will be replicated. Original bronze railings will be replicated. Granite will be reused to the extent possible, terra cotta floor tile will be repaired or replaced, and new bluestone surfaces will be installed, which is a challenge in light of accessibility issues. The Guastavino ceiling tiles will be restored. The cyclist route will follow the existing DOT designated cyclist route.

- Project partners/agencies: CB7, LPC, PDC, DEP, DCP, MTA, NYPD, Department of Environmental Conservation, Historic Preservation Office, Amtrak, Con Edison, Spectrum (previously Time Warner Cable).
 - The project, still in the design phase, is expected to begin construction in 2019, and continue for 36-48 months in three different stages, with completion expected in 2022. The total cost estimate, which is fully funded and includes an allowance for a 15% cost overrun, is \$150 million, funded by the City of New York.
 - DOT is not looking for a resolution from CB7 at this point, but is planning to present to LPC next month.
- Committee comments, questions and discussion:
- KN: Why no resolution if the project is going to LPC next month? Answer: Our understanding is that LPC approval does not require a resolution.
 - AA: Will the entire Rotunda and traffic circle with on- and off-ramps be closed at once? Answer: Although plans are still in flux, a three-stage approach is anticipated, with two stages of partial closure and a short full-closure stage. AA also noted that an alternate route for the M79 Select bus -- which is a long, articulated bus -- will be critical. DOT said it is still working on this.
 - SS: What is the width of ADA ramp? Will the ramp be sufficiently wide to accommodate passersby in adjacent wheelchairs, if needed, given the length of the ramp? Answer:

Ramp will be five feet wide, as per ADA requirements; wheelchairs will be able to pass each other.

- NK: Noted the length of the project and concerns about the project coinciding with the construction at the AMNH, with the combined effect being overly disruptive to traffic flow on the UWS. Answer: The two projects should be able to proceed in parallel without undue traffic disruption, but DOT will take a look at this issue. NK also asked if the current concessionaire would be back in place after the project (current contract ends in 2019). Answer from Ben Kramer, DPR: To be determined.
- SB: Is a frequent user of this facility with his son. Noted the challenge for pedestrians of crossing Riverside Drive and trying to access the Rotunda, and the need to improve safe access, including allowing for for-hire vehicle pick-ups and drop-offs without blocking traffic, as well as better signage. SB said that removal of the wooden ramps that pedestrians and some cyclists currently use to access the facility will create safety issues.
- KC: Expressed concerns about lack of additional infrastructure for cyclists to prevent conflicts with traffic entering and exiting the parkway. Refreshing the current “sharrows” is not sufficient. Suggests flashing red lights for motorists, “yield to cyclists” signs and/or speed bumps. Could a separate bike lane be created? Will the work on the Amtrak bridge be staged? Answer: No need, as there will not be any Amtrak disruption. Will there be sufficient bluestone? Answer: Availability is not an issue, although using this surface while conforming to ADA standards will be a challenge that is being addressed.
- Nick Roberts: Pedestrian access at the river level will be maintained throughout the project. The ramps to the garage will be closed throughout.
- General discussion by Committee members questioning coordination of this project with “Rosenthal Bypass” project, which is currently under bid, and would mandate that cyclists detour inland up and over the Rotunda.
- KN: The water fountain and dumpster concerns we raised in June have not been addressed. Roberts Answer: Plumbing plans are still in progress, and the concession plans are a DPR operational issue. KN: If new materials are to be recognizable, how does that apply to restoration of the Guastavino tile? Roberts: The Guastavino tile is an exception, and we are talking with LPC about it.
- RS: Will there be a master plan for coordination during construction? Answer: Yes, and there will be weekly updates. Benjamin Kramer, Deputy Administrator for Riverside Park: The project will be disruptive, but DPR and DOT are working together well, and the project will be workable. Sybil King, DPR: The two agencies have been working together on the design.
- KC: Will bikes be detoured from the Rotunda area for the whole construction period? Answer: Yes, they will be detoured to 72nd Street.
- KN: What will be going to PDC and LPC? Answer: PDC is responsible for landscape, and LPC has jurisdiction on existing structures. PDC has already received a preliminary review, and LPC will be getting the plan next month.
- SS: What will the impact be on Boat Basin residents? Answer: We’re still working on that. Utilities will remain in place, but parking will be unavailable.

- AA: Suggests adding signage at 79th Street and 95th/96th Street exits from Henry Hudson advising that “right turn on red” is not legal in NYC, as CB7 has requested for some time. Answer: DOT will look into this.
- AA: Henry Hudson Highway is a state highway, so what state DOT approval will be required in addition to NYCDOT? Answer: Yes, NYS DOT has a role.
- Community members questions and discussion
 - Reed Rubey, architect and cyclist: concerned about potential conflicts between cars and bikes on traffic circle. There are blind spots. Suggests considering a Barnes dance for the traffic circle, alternating the flow of cars and bikes. Answer: Colleen Chattergoon, DOT Manhattan Community Relation Specialist: Can coordinate looking at this with DOT bicycle division.
 - April Benson, Riverside Park Conservancy Board Member: Does the \$150 million in funding include overrun, and is the financing already secured? Answer: Yes on both counts. A 15% overrun is allowed for in the budget.
 - Steve Farinelli, resident of 55 Central Park West: Suggests dedicating one ramp for bikes and another for pedestrians. Answer: Will consider this.

Further Committee and non-Committee Board member discussion

- MD: Concern about crowded access; both cyclists and non-cyclists may use the handicap ramp. Also echoes SB comments about safe access from Riverside Drive to the Greenway. Would be good to have another path from the upper park to the lower level. Also, this is a once in a lifetime opportunity to regrade and create better and safer flow for all users. The current slopes are too steep for the average cyclist. Also, as a preservationist, concerned that lighting should be consistent with Riverside Park lighting. Answer: Adding an extra path would be very difficult, because there is so much structure underneath.
- KN: Concern about lighting. The F-pole seems good for the roadway areas, but plans don’t show any B-poles with Riverside Luminaire for landscaped/park areas.
- MD: Are any ground sources being used for power? Answer: The existing power sources is being used.
- IM: There is a traffic plan at 95th/96th Street that could be upset by this project. There is a school between 95th and 96th, and a lot of construction projects near there: Answer (Chattergoon): DOT will work with the school. DOT’s OCMC office works on avoiding conflicts with its projects.
 - MP: Believes the site is safer with the restaurant there. Questions restoring the fountain that is currently covered and used as seating space. Answer: The fountain will be made operational, and while some seats will be displaced, the expansion of the concessionaire’s operating area may allow for more seating.
 - KN: Concern about seeing designations of both “preliminary” and “final” with regard to plans. Final slide says that planning is now in the final design phase. But presentation said that plans are still preliminary.
- Next steps: Following committee discussion about the possibility of a resolution, it was decided that a resolution would be premature given the many outstanding issues. CB7 will send a letter to DOT with concerns and suggestions on behalf of both committees. DOT will return to the joint committees, probably at least twice, at dates to be determined, likely first with more

details about its construction mitigation/neighborhood coordination plans, and second with further project design details.

Item 2. Central Park Conservancy (CPC) update on conversion to park uses of the paved area (former parking lot) adjacent to the Tavern on the Green restaurant.

- Lane Addonizio, Vice President for Planning, Central Park Conservancy, presented on the topic.
-
- KN: Background is that CPC met with P&E Committee in October, 2017 concerning converting this paved area to park-appropriate uses. In November, 2017 CB7 passed a resolution recommended by the Committee requesting conversion sooner rather than later. The committee had also asked for further discussion of possible short-term park-appropriate uses of this paved area, pending the full capital project to convert it permanently. This is a follow-up discussion.

Addonizio: Exploring potential multi-weather uses for this paved area that would still allow for its use by DPR 4-6 weeks every year in connection with by the NYC Marathon. The project to convert this area had been scheduled for starting implementation in 2021, but its timing has been moved up to likely starting the process in late 2019. CPC has considered short-term uses, but the costs for most such uses would likely not be practical, so CPC has decided to move the full conversion project forward. The project will include city funding within the Conservancy's budget. Committee members were concerned that the area should be used in the short term for relatively inexpensive park-appropriate activities until the permanent capital project takes place. Addonizio invited committee and community members to suggest short- and long-term uses.

- Committee/community discussion and suggestions for possible uses:
 - o RS: Painted area for fun activities for young children.
 - o Terry Andreas, President of 75 Central Park West: The area was once a garden and is now often used by young children with their parents. A similar but more formalized, use would be great.
 - o NK: Something green would be preferable. CPC: Unfortunately, artificial turf is prohibitively expensive (approximately \$500,000 for an area this size) for 11 months per year usage
 - o SB: Is there any programming that needs a space? CPC: The availability of the space will be communicated to other agencies.
 - o KC: An area for Bike New York to teach beginner cyclists, or a portion of the area could be used as a place to store Citi Bikes to "rebalance" bike inventory in the neighborhood, or the space could accommodate soccer games that currently take place in a dusty area in between the bocce green and the Sheep Meadow. CPC: Is open to the space being used for bike-riding instruction.
 - o MD: Hopscotch or a painted labyrinth, for short-term usage.
 - o SS: Perhaps mini-golf, an allotment style garden use, a greenmarket, or a pet adoption area. Might consider having a design contest similar to one recently done for mall areas on Park Avenue South.
 - o Joanne Imohiosen, resident of 75 Central Park West: What's the budget? Prefers usage ideas targeted at young kids. CPC: Still in the evaluation stage; funds will be determined later.

- Steve Farinelli, resident of 55 Central Park West: Suggests planting evergreen border along Central Park West and on the southern side of Tavern on the Green, along the 66th Street Transverse. This discussion was put aside for another time as not being part of the paved area conversion project area.
- KN: Suggests posting the availability of the space on the CB7 website. Addonizio: Will work on posting on CPC web site; CB7 can provide a link.
- Next steps: CPC may I return to the committee for further discussion in about six months.

Item 3. Presentations by the Central Park Conservancy on:

- **Reconstruction of the West 90th Street (Safari) Playground**
- **Reconstruction of East 96th Street Playground**
- **Reconstruction of the Southwest Corner/West 61st Street Comfort Station**
- Lane Addonizio, Vice President for Planning, Central Park Conservancy, presented on the topics, including showing Power Point presentations for each of the projects.
- West 90th Street (Safari) Playground (aka “Hippo East”)
 - This playground, one of 18 original Robert Moses-era border playgrounds in Central Park, was built in 1935 and last renovated in the 1990’s. The playground is targeted at 2-5 year olds and features fiberglass hippopotamus sculptures (many “submerged” in blue, water-colored sponge flooring intended to represent a river) with a canoe and tree house and a Robert Moses-era water bollard. The playground is elevated with a superb view of the Reservoir and is in need of restoration. The hippos will be replaced with new, identical sculptures and a more interactive, user-activated water feature will replace the water bollard.
 - CPC will present to PDC in May and will begin construction in the later part of the summer, with completion expected in summer 2019 at a cost of \$1.9 million, privately funded as part of the CPC’s “Plan for Play” playground campaign. The addition of an ADA-compliant ramp and renovation of the steps approaching the playground will require the removal of four pine trees and one dogwood. CPC will transplant two trees from the area – one hawthorn and one red bud.
- Committee comments, questions and discussion
 - SB: Suggested use of universal (rather than simply accessible) equipment; CPC will consider inclusion of tactile and auditory elements.
- Resolution in support of the proposal was approved.
Parks & Environment Committee members: 5-0-0-0. Non-committee Board members: 1-0-0-0
- East 96th Street Playground
 - This playground was another one of the 18 original Robert Moses-era border playgrounds in Central Park, this one built in 1936, last renovated in 1994.

- The restoration of this playground will cost of \$3 million, also privately funded as part of the Plan for Play campaign. The addition of an ADA-compliant ramp approaching the playground will require the removal of one zelkova tree.
- Resolution in support of the proposal was approved.
Parks & Environment Committee members: 4-0-0-0. Non-committee Board members: 1-0-0-0
- Reconstruction of the Southwest Corner/West 61st Street Comfort Station
 - This comfort station at Central Park's Merchants' Gate will be an in-kind restoration of the exterior, repairing and replacing masonry, as well as making the facility both ADA-compliant and all-weather so that the facility can be open year-round. Cost will be \$3 million, funded via city contracts. There will be a PDC presentation in May, with construction in June pending approvals, and lasting approximately six months.
 - CPC agreed to consider postponing this project until cold-weather months when the facility would be closed in any case, if feasible.
- Resolution in support of the proposal was approved.
Parks & Environment Committee members: 4-0-0-0. Non-committee Board members: 1-0-0-0

The meeting was adjourned at 10:45 p.m.

Parks & Environment Committee Meeting Minutes
Community Board 7/Manhattan, February 26, 2018
Klari Neuwelt and Ken Coughlin, Co-Chairs

Committee Members Present:

Parks & Environment: Steven Brown (SB), Ken Coughlin (KC), Natasha Kazmi (NK), Klari Neuwelt (KN), and Susan Schwartz (SS).

Transportation: Andrew Albert, Co-Chair (AA), Ken Coughlin (KC)

Non-Committee Members Present: Mark Diller (MD), Ira Mitchneck (IM), Michele Parker (MP), Roberta Semer (RS).

Committee Members Absent:

Parks & Environment: None

Transportation: Isaac Booker, Elizabeth Caputo, Joshua Cohen, Miki Fiegel, Marc Glazer, Richard Robbins, Su Robotti, Howard Yaruss.

Meeting was called to order at 7 p.m.

Item 1 (joint with Transportation Committee). Presentation by the Department of Transportation on the West 79th Street Rotunda Complex and West 79th Street Bridge over Amtrak Project

- KN: This presentation was a follow-up to a [preliminary presentation in June 2017](#). Following that presentation, CB7 communicated to presenters by email dated June 20, 2017, the following concerns expressed by the committee and community members: 1) all surfaces be permeable and allow for adequate runoff/drainage; 2) a new drinking fountain be installed at the site; 3) careful attention be paid to cycling route issues, including consultation with cyclist user groups, both during construction period and after completion; 4) best practices be employed for preservation/reuse/recycling of historic materials; 5) work and storage space for DPR staff be materially improved and enhanced; 6) there be thorough and timely consultation with relevant user groups, affected residents and other constituencies; trash storage/pickup for the concession be moved from its current location on the cycle/pedestrian path.
- Several representatives of the NYC Department of Parks & Recreation in attendance were identified.
- Nick Roberts, a Project Manager and Engineer at HDR, the consulting architectural firm working with the DOT, presented on the topic:
 - o Project Goals: Comprehensive rehabilitation of the Rotunda and restoring the 79th Street bridge over the Amtrak tracks to a state of good repair. The work involves restoring the parapet wall masonry, replacing street lighting, and repairing the Rotunda structure and surface, expanding the existing DPR Maintenance and Operations office, including the below-ground garage to mitigate leaking, structural and electrical issues, and installing an accessible ramp connecting the traffic circle

level and Riverside Park. Since the June, 2017 presentation, Silman has been added to the list of consultants, as a consultant on restoration of the Guastavino tiles.

- Scope of Work: New roadway concrete deck, steel beams, sidewalks, and approach roadway pavement with new lighting for better roadway visibility, updating road paint to more clearly indicate bike lanes, replacing drainage to convey runoff, upgrading concrete deck, sidewalks, lighting, and drainage on West 79th Street bridge over Amtrak.
- The Rotunda structure is comprised of three levels, traffic circle, pedestrian plaza, and garage level. The plaza and fountain date to 1937 and were last rehabilitated in 1975. The bridge over the Amtrak tracks was last upgraded in 1975, and is at the end of its useful life.

The design approach for the rehabilitation is to be elegant, minimal, and transparent, allowing the historic architecture to be maintained. New elements will use materials and finishes that complement materials and finishes seen throughout Riverside Park. The proposed plaza plan interventions include: installation of an ADA-compliant ramp running from the street (upper) level to the plaza and a second accessible ramp from the plaza to the park/esplanade level, to Riverside Park, renovation of existing restrooms, (which will be made ADA-compliant and year-round), and installation of a three-bay glass “storefront” to a new NYC Parks administrative area under the Guastavino arches on the plaza. Space will be added for the concessionaire on the south of the project area, and the DPR space at the garage level will double in size, including lockers and dressing rooms. Permeable surfaces, and best management practices will be employed, and connections to sewers will be upgraded.

The designers have been working with LPC on the design of the ramp from the traffic circle level to the plaza level, which will have many switchbacks. This area will also have new landscaping.

The traffic barrier at the traffic circle will be dismantled, reinforced in the center, and then refaced with original granite material. At the traffic level, lighting will be F-poles with historic bishop’s crooks.

The historic turtles at the fountain, one of which is extant and will be used as a model, will be replicated. Original bronze railings will be replicated. Granite will be reused to the extent possible, terra cotta floor tile will be repaired or replaced, and new bluestone surfaces will be installed, which is a challenge in light of accessibility issues. The Guastavino ceiling tiles will be restored. The cyclist route will follow the existing DOT designated cyclist route.

- Project partners/agencies: CB7, LPC, PDC, DEP, DCP, MTA, NYPD, Department of Environmental Conservation, Historic Preservation Office, Amtrak, Con Edison, Spectrum (previously Time Warner Cable).
- The project, still in the design phase, is expected to begin construction in 2019, and continue for 36-48 months in three different stages, with completion expected in 2022. The total cost estimate, which is fully funded and includes an allowance for a 15% cost overrun, is \$150 million, funded by the City of New York.

- DOT is not looking for a resolution from CB7 at this point, but is planning to present to LPC next month.
- Committee comments, questions and discussion:
 - KN: Why no resolution if the project is going to LPC next month? Answer: Our understanding is that LPC approval does not require a resolution.
 - AA: Will the entire Rotunda and traffic circle with on- and off-ramps be closed at once? Answer: Although plans are still in flux, a three-stage approach is anticipated, with two stages of partial closure and a short full-closure stage. AA also noted that an alternate route for the M79 Select bus -- which is a long, articulated bus -- will be critical. DOT said it is still working on this.
 - SS: What is the width of ADA ramp? Will the ramp be sufficiently wide to accommodate passersby in adjacent wheelchairs, if needed, given the length of the ramp? Answer: Ramp will be five feet wide, as per ADA requirements; wheelchairs will be able to pass each other.
 - NK: Noted the length of the project and concerns about the project coinciding with the construction at the AMNH, with the combined effect being overly disruptive to traffic flow on the UWS. Answer: The two projects should be able to proceed in parallel without undue traffic disruption, but DOT will take a look at this issue. NK also asked if the current concessionaire would be back in place after the project (current contract ends in 2019). Answer from Ben Kramer, DPR: To be determined.
 - SB: Is a frequent user of this facility with his son. Noted the challenge for pedestrians of crossing Riverside Drive and trying to access the Rotunda, and the need to improve safe access, including allowing for for-hire vehicle pick-ups and drop-offs without blocking traffic, as well as better signage. SB said that removal of the wooden ramps that pedestrians and some cyclists currently use to access the facility will create safety issues.
 - KC: Expressed concerns about lack of additional infrastructure for cyclists to prevent conflicts with traffic entering and exiting the parkway. Refreshing the current “sharrows” is not sufficient. Suggests flashing red lights for motorists, “yield to cyclists” signs and/or speed bumps. Could a separate bike lane be created? Will the work on the Amtrak bridge be staged? Answer: No need, as there will not be any Amtrak disruption. Will there be sufficient bluestone? Answer: Availability is not an issue, although using this surface while conforming to ADA standards will be a challenge that is being addressed.
 - Nick Roberts: Pedestrian access at the river level will be maintained throughout the project. The ramps to the garage will be closed throughout.
 - General discussion by Committee members questioning coordination of this project with “Rosenthal Bypass” project, which is currently under bid, and would mandate that cyclists detour inland up and over the Rotunda.
 - KN: The water fountain and dumpster concerns we raised in June have not been addressed. Roberts Answer: Plumbing plans are still in progress, and the concession plans are a DPR operational issue. KN: If new materials are to be

recognizable, how does that apply to restoration of the Guastavino tile?

Roberts: The Guastavino tile is an exception, and we are talking with LPC about it.

- RS: Will there be a master plan for coordination during construction? Answer: Yes, and there will be weekly updates. Benjamin Kramer, Deputy Administrator for Riverside Park: The project will be disruptive, but DPR and DOT are working together well, and the project will be workable. Sybil King, DPR: The two agencies have been working together on the design.
- KC: Will bikes be detoured from the Rotunda area for the whole construction period? Answer: Yes, they will be detoured to 72nd Street.
- KN: What will be going to PDC and LPC? Answer: PDC is responsible for landscape, and LPC has jurisdiction on existing structures. PDC has already received a preliminary review, and LPC will be getting the plan next month.
- SS: What will the impact be on Boat Basin residents? Answer: We're still working on that. Utilities will remain in place, but parking will be unavailable.
- AA: Suggests adding signage at 79th Street and 95th/96th Street exits from Henry Hudson advising that "right turn on red" is not legal in NYC, as CB7 has requested for some time. Answer: DOT will look into this.
- AA: Henry Hudson Highway is a state highway, so what state DOT approval will be required in addition to NYCDOT? Answer: Yes, NYS DOT has a role.
- Community members questions and discussion
 - Reed Rubey, architect and cyclist: concerned about potential conflicts between cars and bikes on traffic circle. There are blind spots. Suggests considering a Barnes dance for the traffic circle, alternating the flow of cars and bikes. Answer: Colleen Chattergoon, DOT Manhattan Community Relation Specialist: Can coordinate looking at this with DOT bicycle division.
 - April Benson, Riverside Park Conservancy Board Member: Does the \$150 million in funding include overrun, and is the financing already secured? Answer: Yes on both counts. A 15% overrun is allowed for in the budget.
 - Steve Farinelli, resident of 55 Central Park West: Suggests dedicating one ramp for bikes and another for pedestrians. Answer: Will consider this.

Further Committee and non-Committee Board member discussion

- MD: Concern about crowded access; both cyclists and non-cyclists may use the handicap ramp. Also echoes SB comments about safe access from Riverside Drive to the Greenway. Would be good to have another path from the upper park to the lower level. Also, this is a once in a lifetime opportunity to regrade and create better and safer flow for all users. The current slopes are too steep for the average cyclist. Also, as a preservationist, concerned that lighting should be consistent with Riverside Park lighting. Answer: Adding an extra path would be very difficult, because there is so much structure underneath.
- KN: Concern about lighting. The F-pole seems good for the roadway areas, but plans don't show any B-poles with Riverside Luminaire for landscaped/park areas.

- MD: Are any ground sources being used for power? Answer: The existing power sources is being used.
- IM: There is a traffic plan at 95th/96th Street that could be upset by this project. There is a school between 95th and 96th, and a lot of construction projects near there: Answer (Chattergoon): DOT will work with the school. DOT's OCMC office works on avoiding conflicts with its projects.
 - MP: Believes the site is safer with the restaurant there. Questions restoring the fountain that is currently covered and used as seating space. Answer: The fountain will be made operational, and while some seats will be displaced, the expansion of the concessionaire's operating area may allow for more seating.
 - KN: Concern about seeing designations of both "preliminary" and "final" with regard to plans. Final slide says that planning is now in the final design phase. But presentation said that plans are still preliminary.
- Next steps: Following committee discussion about the possibility of a resolution, it was decided that a resolution would be premature given the many outstanding issues. CB7 will send a letter to DOT with concerns and suggestions on behalf of both committees. DOT will return to the joint committees, probably at least twice, at dates to be determined, likely first with more details about its construction mitigation/neighborhood coordination plans, and second with further project design details.

Item 2. Central Park Conservancy (CPC) update on conversion to park uses of the paved area (former parking lot) adjacent to the Tavern on the Green restaurant.

- Lane Addonizio, Vice President for Planning, Central Park Conservancy, presented on the topic.
-
- KN: Background is that CPC met with P&E Committee in October, 2017 concerning converting this paved area to park-appropriate uses. In November, 2017 CB7 passed a resolution recommended by the Committee requesting conversion sooner rather than later. The committee had also asked for further discussion of possible short-term park-appropriate uses of this paved area, pending the full capital project to convert it permanently. This is a follow-up discussion.

Addonizio: Exploring potential multi-weather uses for this paved area that would still allow for its use by DPR 4-6 weeks every year in connection with by the NYC Marathon. The project to convert this area had been scheduled for starting implementation in 2021, but its timing has been moved up to likely starting the process in late 2019. CPC has considered short-term uses, but the costs for most such uses would likely not be practical, so CPC has decided to move the full conversion project forward. The project will include city funding within the Conservancy's budget. Committee members were concerned that the area should be used in the short term for relatively inexpensive park-appropriate activities until the permanent capital project takes place. Addonizio invited committee and community members to suggest short- and long-term uses.

- Committee/community discussion and suggestions for possible uses:

- RS: Painted area for fun activities for young children.
 - Terry Andreas, President of 75 Central Park West: The area was once a garden and is now often used by young children with their parents. A similar but more formalized, use would be great.
 - NK: Something green would be preferable. CPC: Unfortunately, artificial turf is prohibitively expensive (approximately \$500,000 for an area this size) for 11 months per year usage
 - SB: Is there any programming that needs a space? CPC: The availability of the space will be communicated to other agencies.
 - KC: An area for Bike New York to teach beginner cyclists, or a portion of the area could be used as a place to store Citi Bikes to “rebalance” bike inventory in the neighborhood, or the space could accommodate soccer games that currently take place in a dusty area in between the bocce green and the Sheep Meadow. CPC: Is open to the space being used for bike-riding instruction.
 - MD: Hopscotch or a painted labyrinth, for short-term usage.
 - SS: Perhaps mini-golf, an allotment style garden use, a greenmarket, or a pet adoption area. Might consider having a design contest similar to one recently done for mall areas on Park Avenue South.
 - Joanne Imohiosen, resident of 75 Central Park West: What’s the budget? Prefers usage ideas targeted at young kids. CPC: Still in the evaluation stage; funds will be determined later.
 - Steve Farinelli, resident of 55 Central Park West: Suggests planting evergreen border along Central Park West and on the southern side of Tavern on the Green, along the 66th Street Transverse. This discussion was put aside for another time as not being part of the paved area conversion project area.
 - KN: Suggests posting the availability of the space on the CB7 website. Addonizio: Will work on posting on CPC web site; CB7 can provide a link.
- Next steps: CPC may I return to the committee for further discussion in about six months.

Item 3. Presentations by the Central Park Conservancy on:

- **Reconstruction of the West 90th Street (Safari) Playground**
- **Reconstruction of East 96th Street Playground**
- **Reconstruction of the Southwest Corner/West 61st Street Comfort Station**
- Lane Addonizio, Vice President for Planning, Central Park Conservancy, presented on the topics, including showing Power Point presentations for each of the projects.
- West 90th Street (Safari) Playground (aka “Hippo East”)
 - This playground, one of 18 original Robert Moses-era border playgrounds in Central Park, was built in 1935 and last renovated in the 1990’s. The playground is targeted at 2-5 year olds and features fiberglass hippopotamus sculptures (many “submerged” in blue, water-colored sponge flooring intended to represent a river)

- with a canoe and tree house and a Robert Moses-era water bollard. The playground is elevated with a superb view of the Reservoir and is in need of restoration. The hippos will be replaced with new, identical sculptures and a more interactive, user-activated water feature will replace the water bollard.
 - CPC will present to PDC in May and will begin construction in the later part of the summer, with completion expected in summer 2019 at a cost of \$1.9 million, privately funded as part of the CPC's "Plan for Play" playground campaign. The addition of an ADA-compliant ramp and renovation of the steps approaching the playground will require the removal of four pine trees and one dogwood. CPC will transplant two trees from the area – one hawthorn and one red bud.
- Committee comments, questions and discussion
 - SB: Suggested use of universal (rather than simply accessible) equipment; CPC will consider inclusion of tactile and auditory elements.
- Resolution in support of the proposal was approved.
Parks & Environment Committee members: 5-0-0-0
Non-committee Board members: 1-0-0-0
- East 96th Street Playground
 - This playground was another one of the 18 original Robert Moses-era border playgrounds in Central Park, this one built in 1936, last renovated in 1994.
 - The restoration of this playground will cost of \$3 million, also privately funded as part of the Plan for Play campaign. The addition of an ADA-compliant ramp approaching the playground will require the removal of one zelkova tree.
- Resolution in support of the proposal was approved.
Parks & Environment Committee members: 4-0-0-0
Non-committee Board members: 1-0-0-0
- Reconstruction of the Southwest Corner/West 61st Street Comfort Station
 - This comfort station at Central Park's Merchants' Gate will be an in-kind restoration of the exterior, repairing and replacing masonry, as well as making the facility both ADA-compliant and all-weather so that the facility can be open year-round. Cost will be \$3 million, funded via city contracts. There will be a PDC presentation in May, with construction in June pending approvals, and lasting approximately six months.
 - CPC agreed to consider postponing this project until cold-weather months when the facility would be closed in any case, if feasible.
- Resolution in support of the proposal was approved.
Parks & Environment Committee members: 4-0-0-0
Non-committee Board members: 1-0-0-0

The meeting was adjourned at 10:45 p.m.

PRESERVATION

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

February 8, 2018 6:30 PM

The Preservation Committee of Community Board 7/Manhattan met on Thursday, February 08, 2018, at the District Office, 250 West 87th Street, in the District. The meeting was called to order at 6:30 pm by co-chairs Gabrielle Palitz and Jay Adolf. Committee members Miki Fiegel, Peter Samton and Mark Diller, and non-committee Full Board member Michelle Parker also participated in the meeting. The following discussions were had and actions taken.

17 West 67th Street (Columbus Avenue – Central Park West). Application to replace windows.

Presentation by: Leah Guberina and Michael Yablon, owners.

- Proposal is to replace existing casement windows with double-hung windows in one apartment.
- Four windows (two pairs) face West 67th Street – application seeks to replace a pair of original casement windows that are true divided light, and two 8:12 replacement double-hung windows with faux divided light, with four high-quality double-hung Marvin windows with simulated divided light.
- The application also includes replacement of windows on secondary facades.
- Co-op Board has approved the application.
- The overall main façade shows great variation including original casements, replacement double hung windows with divided light, and a few double-hung windows without divided light.
- There are still a significant number of original casement windows with divided light on the main façade (no exact count of original casements vs replacement double-hung windows was presented). Proposed new window is Marvin “Next Generation” double-hung 8:12 windows with divided light.
- Seeking double-hung windows to accommodate child guards and screens and to avoid needing to hang out of the window opening to close the casement.
- Other shareholders have also replaced casements with 8:12 double-hung windows over the years. Proposed windows will have muntins that sit outside the glazing – will create a more realistic divided light effect.

Replacement casement windows cost more than double the proposed double-hung windows.

Community Comment:

- [None]

Committee Discussion:

- Opposing the application:
- Concern that the original condition had different proportions. The original had a transom effect of one course of divided light with four courses below forming the operable casements.
- Bottom line is that the proposed replacement windows will have a materially different appearance than the casements.
- There are still a significant number of original casement windows on the front façade.
- This is an opportunity to return to the original configuration of casement windows. Unlike certain instances in which only a handful of examples of the original condition remain, and insisting upon the original condition will involve the building looking like a non-uniform mixture for years to come, there is reason to believe that the façade can return to its original appearance within a reasonable interval as other windows age and need replacement.
- The proposed Marvin window is of high quality, so it is the configuration, not the quality, which is at the basis of the objection.
- The building is near Central Park West, where the prevalence of divided light casement windows forms a defining style that carried over onto this block.
- This building is in need of a master plan for window replacement.
- The concern about operation of casements is easily addressed by modern casements that are operated by ranks and can be fitted for child guards.

Supporting the application:

Community Board 7/ Manhattan

- A substantial number of the original casement windows have already been replaced, and requiring casement windows in this instance would consign the building to an inconsistent appearance for a long time. If this were the only window to vary from the original configuration, would oppose, but that condition no longer exists.
- The appearance using the proposed replacement windows is not significantly different from the character of the original condition.
- Agrees that a master plan is needed.

Resolution: Resolution to disapprove the proposed change from casement to double-hung. After deliberation, the resolution was adopted.

VOTE: 3-2-0-0; non-committee Board members 0-0-1-0.

2012 Broadway d/b/a T-Mobile (West 69th Street). Application for construction of a new storefront, installation of mechanical system and installation of signage.

Presentation by: Courtney Fisher, Fitch Architecture

- Renovation of two distinct existing ground floor retail storefronts on the Broadway façade being combined into a single store.
- The proposed new storefront also occupies the West 69th façade between the corner and the residential entrance up the block.
- The building has a chamfered corner façade wide enough for a column of windows including a window at the ground floor store level.

Broadway Façade:

- Proposed façade on the Broadway façade will use a simulated stone tile (light greyish white) that does not attempt to match the existing limestone of the main building façade. The tile will cover the new storefront up to a height above the new entrance and above the location of the signage.
- The stone tile will turn to cover the chamfered corner façade at the ground floor to the same height.
- The proposal includes a grey concrete transition band between the top of the stone tile and the main limestone building façade as a means of marking the transition. There will also be a continuous flat grey concrete base at the sidewalk.
- The Broadway façade will feature a center double-door entrance with a transom above and fixed panel narrow windows flanking the doors on either side.
- On either side of the main entrance, separated by rows of the stone tile, will be large window openings with three equal-sized rectangular fixed pane windows.
- The doors and windows will be aluminum with a black finish.
- The window and door openings will include a simply shaped concrete sill below each unit.
- The windows and doors will be aluminum painted black.
- The proposal includes awnings over the windows on either side of the entrance, over the main entrance itself, and over the window in the corner façade. The awning will be fixed, with side panels, made of woven fabric in the trademark T-Mobile pink color with white lettering on the skirt of the awnings.
- West 69th Street Façade:
- The limestone façade on the West 69th Street side will remain.
- The existing window openings that are currently filled with white metal grates and metal plates from various mechanical equipment will be replaced by 1:1 double hung aluminum windows with panels of louvers above. The windows will have black panels behind the glazing to eliminate transparency.
- After performing probes, confirmed that there is no historic fabric behind either storefront.
- Proposal includes gooseneck lights above the signage on both facades.
- A/C mechanicals to be installed on the roof – not visible from the public way.
- The Broadway façade windows will likely have displays and ads in at least some of the openings, reducing transparency.

Community Comment:

- [None]

Committee Discussion:

Community Board 7/ Manhattan

- Concern that the color of the light-colored stone tile on the Broadway and chamfered corner facades is not distinct enough from the color of the limestone, especially in periods of bright sunlight, leading to a composition that will be hard to read or distinguish from the residential building above.
- Should be darker to highlight the difference between the limestone and the storefront.
- The transition from the light (nearly white) stone tile on the Broadway and Corner facades to the limestone on the side street façade is too abrupt.

While the concern for the contrast between the stone tile and the limestone is important, must avoid the appearance that the storefront attempted to match the limestone without success.

- The center doorway and symmetrical windows on either side bring order to the current somewhat chaotic condition.

Should clarify the transition between the storefront façade and the side street façade by using a vertical version of the horizontal concrete band above the tile and using it to frame the storefront façade. This would entail a vertical band between the Corner façade and the side street façade, and another vertical band at the southern edge of the storefront on Broadway separating this design from the entirely distinct restaurant next door.

- Applicant agreed to make this change.

Resolution: Approve the application as submitted with the addition of a vertical cap at either end of the proposed façade to separate the Corner façade from the side street, and to mark the southern end of the Broadway façade from the neighboring restaurant. After deliberation, the resolution was adopted.

VOTE: 4-1-0-0; 0-0-1-0.

505 West End Avenue (West 84th Street). Application to replace windows.

Presentation by: Nico and Praneet Clemminck - owners

- Proposal to replace 18 windows in a sixth floor apartment that wraps around the West End Avenue and West 84th Street facades of the building.
- There are no original windows left in the building; no master plan.
- Replacement windows will include four windows with grilles installed above to accommodate HVAC units – the grilles were already approved at LPC Staff level.
- The existing windows are aluminum 1:1 double hung windows that are in terrible shape – leaking cold air in the winter.
- Proposal is to replace in kind with 1:1 aluminum double-hung windows with a dark bronze finish on the exterior.
- Dimensions of the sashes and glazing will be the same.
- The original windows used in the building were 6:1 double-hung wood windows. None remain. The building replaced all original windows pre-designation with the existing aluminum 1:1 windows.

Community Comment:

- [None]

Committee Discussion:

- Since a return to the original 6:1 configuration would take too long to achieve, and would leave the building in a functionally permanent state of inconsistency, the proposed replacement is appropriate.

Resolution: Approve as submitted. After deliberation, the resolution was adopted.

VOTE: 5-0-0-0; 1-0-0-0.

119 West 87th Street (Columbus Avenue). Application #19-15121 to the Landmarks Preservation Commission to enlarge an existing rear yard addition.

Presentation by: Giles Depardon

- The now-existing condition includes a rear yard addition approved by CB7 approximately 12 years ago.
- The existing rear yard addition is a full-width three-story addition that sets back 7'9" above the 2nd floor, and sets back again at the 3rd floor. Small terraces are formed by the setbacks.
- The terrace formed by the setback at the 2nd floor has a glass railing and a glass floor.
- Proposal is to enclose the existing glass-floored terrace at the 2nd floor with a skylight roof angling to the existing 3rd floor façade.

- Proposal is to move the existing 2nd floor window unit forward to the plane of the existing full-width extension, and eliminating the transom clerestory windows to create a sloping glass ceiling/roof similar to a greenhouse in the nature of the skylight.
- Depth of the terrace being enclosed is 7'9".
- The existing ground floor façade is a tripartite configuration with brick surrounds and white wood enclosing flanking fixed panes with a double-door between. Existing parlor floor windows are also framed by brick and then white wood, and have a large fixed center pane with narrower flanking panes on either side. The mullions separating the flanking panes align with the outer edges of the sliding doors below.
- The sides of the enclosure of the enclosed terrace will be brick masonry to match the sides of the existing ground and parlor floors.
- The townhouse to the east has a full-width extension of approximately equal depth and dimensions, and the townhouse to the west has no rear yard addition.

Community Comment:

- [None]

Committee Discussion:

- Concern that the addition will cast additional shadows on the neighbors to the west.
- Application is incomplete because it does not reflect the location and alignment of the neighboring buildings.
- The plans do show the beginning of the location of the rear facades of the neighboring buildings.
- If the enclosure of the 7'9" terrace had been a part of the original application, it would have been consistent with applications routinely approved by the committee.
- The effect on the neighbors is largely the result of the construction of the lower floors of the full-width addition; any additional shadow or intrusion impacts will be incremental.

Resolution: Approve as submitted. After deliberation, the resolution was adopted.

VOTE: 4-1-0-0; 1-0-0-0.

New Business:

- Peter Samton investigated the fence on the roof of the Endicott visible from the south.
- The current roof also includes many more planters than were noted previously.
- LPC records show that the roof fence and planters were approved by the Commission in 2006. LPC Staff investigated the condition in 2012 and concluded that it conformed to what had been approved.
- While the appearance does not currently support the conclusion that it had been built in compliance with the prior approved plans, CB7 should approach these questions with delicacy.
- Committee to seek via a polite letter clarification of how the as-built structures conform to the approvals obtained.
- Michele Parker – BCI would welcome one of the architects coming to a meeting to offer a primer on how to read architectural plans presented for café applications. Peter Samton will attend a meeting to be determined.

Adjourned at 8:50 pm

Transportation Committee Meeting Minutes

Andrew Albert and Howard Yaruss, Co-Chairpersons
February 13, 2018

Chairs Andrew Albert & Howard Yaruss called the meeting to order @ 7:05 P.M.

Present: Andrew Albert, Howard Yaruss, Isaac Booker, Elizabeth Caputo, Joshua T. Cohen, Ken Coughlin, Miki Fiegel, Richard Robbins and Suzanne Robotti. **Chair:** Roberta Semer. **Board Members:** Mark Diller and Michele Parker.

Absent: Marc Glazer and Lillian Moore.

Norberto Acevedo, from the Department of Design & Construction, provided an update on the upcoming water main work that will be done at the bowtie area. (70-71 & Amsterdam Ave). No start date has yet been announced. Enhanced Station Initiative - Zachary Campbell & Bill Montanile, NYC Transit gave a presentation on the upcoming closures of 110th St, 86th St, & 72nd St on the B, C lines. Work will be done on stairways, stairway treads, platforms, platform edge strips (ADA), as well as water remediation, enhanced lighting & signage, digital screens with real-time train arrival information, both on platforms as well as at street level, as well as other improvements. It is expected that 110th St station will be closed on or around April 9th. 72nd St station will close on or around May 7th, and 86th St on or around May 7th. Certain night-work preparation will be done prior to the station closures, likely meaning uptown trains will by-pass all local stations, requiring a transfer @ 125th St to complete journeys. There will be 48 weeknight diversions and 18 weekend diversions. 9 weekends each direction will take place. (Not simultaneously). The station closure period is approximately 6 months or less. Questions were raised about alternate routes for diverted passengers - including if there would extra service on the 1, 2, 3 lines, where most of the diverted passengers are likely to end up. Questions were also raised about providing more M10 bus service along Central Park West. No definite answers were given, but transit staff will look into these options.

50 West 77th Street

The committee discussed granting a revocable consent for 50 West 77th Street, to install an elevator at the premises. The applicant stated that work would begin as soon as they received the revocable consent. A vote to approve was held.

Vote: Comm: 8-0-0-0. NCB: 2-0-0-0.

25 West 94th Street

This is a two-family home which is changing their frontage, but will not intrude onto the public sidewalk any further than other buildings on either side. Elliot Mancuso showed the plans. A vote to approve was held.

Vote: Comm: 8-0-0-0. NCB: 2-0-0-0.

Daylighting of two additional locations - 85th & West End Avenue-SE & SW corners. Lisa Sladkus, of the Metropolitan Montessori School, gave a presentation showing that several intersections which had supposedly been day lighted by DOT still had vehicles often sitting in them. She recommended bollards as a way of preventing this as well as keeping sightlines open. Bollards are unlikely for the SW corner of 86th & West End. John Peluso, a resident in the area, spoke in opposition to this. The committee passed a resolution approving of the daylighting of the SW & SE corners of 85th St/West End Ave.

Vote: Comm: 6-0-3-0. NCB: 1-0-1-0

Sidewalk issues - I/F/O 54 W 94th St - Dialys Castro brought issues concerning the sidewalk I/F/O a NYCHA brownstone to the committee. A large sidewalk problem i/f/o another NYCHA building at 240 West 65th was discussed. A letter will be sent to DOT asking them to fix this condition immediately.

Secondary street naming guidelines

The committee discussed the latest iteration of the proposed guidelines, and tweaked them a little (attach the proposed guidelines) and voted to approve them.

Vote: Comm: 6-2-0-0. NCB: 2-0-0-0.

Secondary street naming in honor of Beulah E. Sanders- SE cor. 92nd St/Columbus Avenue

Lauren Sanders, daughter of Beulah brought a presentation to the committee, which gave a history of Ms. Sanders, and her contributions to human rights issues, and her relevance to the block. As many committee members had not seen the information prior to the meeting, it was decided that Lauren would send the package to the board, and it would be distributed prior to the full board meeting in March. Based on this, the committee gave a conditional approval on the secondary street naming for Beulah E. Sanders, pending receiving the information. A vote will be held prior to the full board meeting.

Vote: Comm: 5-1-2-0. NCB: 3-0-0-0.

MTA Capital Program

A discussion was held about how & where the MTA spends its capital monies, and on which programs, as well as the subway action plan, as well as the enhanced station initiative. Howard proposed a resolution.