

**Full Board Meeting
Eric Nelson, Chairman
May 2, 2000**

Chairman Eric Nelson opened the meeting at 7:18PM. He reported that copies of the final text of the Unified Bulk Proposal and his 4/25 testimony to DCP are in board materials. Board is preparing letter to DCP, expanding on the resolution. Shirley Silverberg will continue as a representative to St. Luke's-Roosevelt Hospital Community Planning Committee. George Zeppenfeldt-Cestero is serving on the Borough Board Health Committee and will report to the board on its work. Mr. Nelson welcomed new members. From last month: Jean Green Dorsey, Sharon Parker-Frazier, George Price; and this month: Steven Carbo, Doug Griebel, David Harris, Evelyn Tamarin. He announced annual meetings of Business Improvement Districts in CD7 Lincoln Square BID on May 23, 8:00AM at O'Neal's Restaurant, 64th Street; Columbus/Amsterdam BID on June 13, 6:30PM, Red Oaks Apartments, 135 West 106th Street; and Columbus Avenue BID on June 29, 8:30AM at City Grill, Columbus Avenue, 72-73 Streets. He asked Ethel Sheffer to report on the 5/27 Columbus Circle design community meeting.

District Manager Penny Ryan presented her report which included:

- Bell Atlantic Cable cuts affected service to thousands in our community. The cuts were at
 - a. IRT 72nd Street- 3 major cables.
 - b. West End at 96th Street.
- Uniformed Services responded well.

A-frame or other sign and sidewalks:

- Zero tolerance for outside stores.
- Large scale drug dealing arrest at 107th and 109th Streets near Broadway.
- Bicycles may not be chained to parking meters and other poles except for bicycle racks that have been publicly approved.
- There has been film shooting.

Borough President C. Virginia Fields' Report was delivered by David Adams. He reported on:

- Million MOM March
- Borough President C. Virginia Fields felt Chancellor should be an educator. However, she has met with Harold Levy.
- Police-Community Relations Forum at John Jay College.
- Need for affordable housing in Manhattan.

Public Session:

1. *Rowena Daly, West Side YMCA* is holding an open house focused on breaking down the great divide in internet use. Monthly meeting are held with public officials on their construction project.
2. *Melanie Wymore and Peter Bailey*, on the work of CB7 Youth Council. There are now 25 members who meet monthly. The next focus will be on police-community relations.
3. *Cindre B. Demetelin, North River Environmental Review Board* spoke about her work on the Time Warner/Disney dispute.
4. *Brad Usher, representing State Senator Duane* spoke on:
 - Rent guideline hearings are beginning. Public Hearing schedule for June 15th at Cooper Union.
 - Hearing are also being held on Big Apple Tours.
5. *Alene Moroni, St. Agnes Branch of the New York Public Library* at 444 Amsterdam is holding its semi-annual book sale.
6. *Laura Sutherland, Supervisor from New York Public Library* located at the Bloomingdale Regional Branch announced a project which includes having community children sign up for library cards.
7. *Alan Flacks*, spoke on Land Use.
8. *Ron Kapon, 20th Pct. Community Council* reported on:

- Removal of vendors from the streets.
 - Buses may not "idle" for more than 3 minutes.
9. *Robert Herrmann*, speaking on Broadway Mall Association's:
 - Becoming a membership organization
 - Planting thousand of tulips
 - Developing Employment Programs
 10. *Carrie Levin* spoke.
 11. *Julie Greenberg*, representing *Assemblyman Scott Stringer's Office* reported on his securing \$320,000 grant for extending day and violence prevention.
 12. *Elizabeth Starkey*, an impassioned plea for a change in the gun laws and support for the Million MOM March. If you cannot attend, e-mail your legislators.
 13. *Ana Pereira* spoke for Heritage House.
 14. *Richard Seader*, of the *Chatsworth Tenants Association* spoke out on the inappropriateness of the Dog Run location. Asked the Board to reconsider.
 15. *Les Goldstein* spoke against the Dog Run, particularly the noise the location near the Eleanor Roosevelt statue and entrance to Riverside Park.
 16. *Olive Freud* spoke against the Dog Run particularly the noise, the smell and location in the high density area of Riverside and 72nd Street. Olive recommended putting the Dog Run on the West Side of the Highway near the ball field.
 17. *Fran Kemmer* spoke on behalf of the Dog Run. She stated that it's not smelly, not noisy, not close to the statue.
 18. *Mark Salamon*, for the Board of FLORAL presented 25 members who came in support of the 72nd Street Dog Run. He expressed thanks to the Board for its support.
 19. *Debbie Fabian*, spoke in support of the Dog Run and reported on the positives- how clean it is, how the noise is kept down, and the positive community effects.
 20. *Mary Margaret Trousdale*, spoke on behalf of her young children's appreciation of the Dog Run and her preference for an alternative location.

Nomination of Board Officers for 2000-2001

Dan Zweig, Chair of the Nominations Committee began by explaining the procedure involved in the nomination process. Elections will be held at our June 6th meeting at Fordham University. Nominations were opened by Mr. Zweig.

➤ *Nominations for Chair:* *Eric Nelson*
 Marc Landis
 Nominations were closed.

➤ *Nominations for Vice Chairs:* *Robert Herrmann*
 Melanie Wymore
 Melanie Radley
 Jean Green-Dorsey
 Evelyn Tamarin
 Nominations were closed.

➤ *Nominations for Secretary:* *Dan Cohen*
 Sheldon Fine
 Nominations were closed.

There will be no additional nominations.

Discussion of Proposed Change to CB7 By Laws Regarding Disclosure of Affiliations/Interests:

We discussed the proposed amendment. We will vote on the amendment at our next meeting.

Business Session:

Land Use Committee: Co-Chair Larry Horowitz and members who chaired last committee meeting. Hope Cohen reported that there will be a meeting to discuss the changed proposal for the Towers Nursing Home from assisted living to its sale for residential housing.

Resolutions:

Resolutions 1,2,3,5 were bunched for voting. They were all passed: 35-3-2-0.

Resolution 4: 483 Amsterdam Avenue, Good Enough to Eat, sidewalk café passed 37-3-1-0.

Resolution 6: 2728 Broadway passed 40-0-2-0.

Tom Vitullo-Martin and George Zeppenfeldt-Cestero presented the resolution and amendment re: Extension of the Senior Citizens Rent Increase Exemption.

Resolution 7: passed 40-0-1-0.

Lenore Norman Jan Levy presented the background on resolution 8,9, and 10.

Resolution 8 and 9: passed 40-0-0-0.

Resolution 10: passed 27-9-2-0.

Resolution 11 will be postponed to the next meeting.

Resolution 14: passed 40-0-2-0.

Resolution 12: passed 41-0-0-1.

Resolution 13: withdrawn

Resolution 15: passed 41-0-0-0.

Barbara Adler and Robert Herrman Co-Chairs of Parks announced that the Parks and Transportation Committee will be meeting jointly on May 9th.

Resolution 16: passed 38-1-0-0.

Resolution 17: Adrian Benepe, Manhattan Borough Commissioner, Department of Parks spoke in behalf of the placement of the Alfred Noble obelisk at CPW and 81st Street. A representative of the Swedish Counsel explained the genesis of this project, which was endorsed by 80 Noble Prize Winners. Passed 27-8-0-0.

Present: Eric M. Nelson, Chairman, Barbara Adler, Andrew Albert, Annette Averette, Peter Bailey, Beth Berns, Gale Brewer, Dan Cohen, Hope Cohen, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Jean Green-Dorsey, Douglas Griebel, Phyllis Gunther, David Harris, Robert Herrmann, Lawrence Horowitz, John D. Howell, Joyce S. Johnson, Betty Katz, Barbara Keleman, Marc Landis, Jan Levy, Lenore Norman, Lydia Padilla, Sharon Parker-Frazier, George Price, Melanie Radley, Oscar Rios, Barry Rosenberg, Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Evelyn Tamarin, Barbara Van Buren, Thomas Vitullo-Martin, D. Maria Watson, Angela Wiggins, Melanie Wymore, George Zeppenfeldt-Cestero, Robert Zuckerman, Daniel Zweig.

Absent: Richard Asche, Beverly Fiengold, Klari Neuwelt, Hector Santana Jr., Jeffrey Zahn.

Uniformed Service Committee
Co-Chairs: Beth Berns and Sheldon Fine
May 10, 2000

1. *Rat Infestation:*

Janice Minott of Councilmember Bill Perkins' Office was invited to discuss "Rat Infestation" problems and approaches to removal. Minott reported that the Councilmember has been focusing on this issue for the last year and a half. Initially the office reached out to the NYC Department of Health for removal. DOH has two programs and a \$7 Million dollar budget, which includes a complaint program and a three year rodent initiative which focused on geographic specific locations. Causes of the problem include: decreased City funding for removal at the same time as increased construction activity; garbage collection practices; parking by cars in front of garbage pick ups and increased open rubbish. (CB7 US looked at this problem because a major rat problem at 97th Street between Riverside Drive and West End Avenue was brought to committee in April. It was determined that there was a large hole in the backyard of one building. The hole has since been filled with cement and the problem is diminishing.) The Council member's office has worked on a three pronged approach to the problem:

- a) City Council resolution to hold an oversight public hearing on pest control. This resolution was approved by City Council on May 10, 2000. Councilmember Perkins was appointed Chair of a special committee on pest control. A hearing will be held and hopefully additional financing can be appropriated for a special initiative on rat removal in FY2001 budget.
- b) Public education through a summit/conference with Columbia University School public health to be held Saturday, June 24, 2000. Perkins' office has been working with IBO (Independent Budget Office) and Public Advocate's Office to locate areas around country with similar rodent infestation problems and review their pest control and removal solutions (i.e. Chicago, Washington D.C.) The summit will bring together tenants, landlords, restaurant owners etc. to discuss removal strategy. In addition to pesticide usage there should be tenant training on building-wide refuse bin collection.
- c) Specific "complaint form" for rodent infestation location collected by Bill Perkins' Office and forwarded to DOH. Community Board will distribute and post on website. Perkins invited to June 6, 2000 full board meeting to discuss June 24th summit.

2. *Filming:*

Resolution to ban filming in CD7 on major religious holidays (Christmas, Easter, Good Friday, Rosh Hashanah, Yom Kippur from midnight to 7AM. Unanimously consented by those present. Committee: 2-0-0-0. Board Member: 1-0-0-0. Public Members: 2-0-0-0.

3. *Budget Committee Liaison:*

John Howell

4. Old Business:

Multi-block street fair guidelines were distributed. As promised amending the guidelines will be discussed at the June 14, 2000 Uniformed Services meeting. Specifically, Bob Woolis of Mitchell Lama Coalition has two proposals:

- a) Sponsor distribution less than 20% of net profits
- b) Number of blocks allowed for event, increased to 10*
- c) Allow Amsterdam Avenue street fairs.*

Next Month:

DoHIT- Public Pay Telephones

Adjourned 8:15 PM.

Submitted by:

Beth Berns

**Note: There is no guideline barring Amsterdam Avenue or number of blocks in street fair.*

Present: Beth Berns, Georgette Gittens. **Absent:** Sheldon Fine, Guillermo Gonzalez, John Howell, Lydia Padilla, Oscar Rios, Jeffery Zahn. **Board Member:** Marc Landis. **Public Members:** Mary Ellen Grimes, Lisa Lehr.

Transportation Committee
Andrew Albert and Dan Zweig, Co-Chairs
Joint with Parks, Libraries and Cultural Affairs
Barbara Adler and Bob Herrmann, Co-Chairs
May 9, 2000

New Benches

World's Fair-style benches have been proposed for the perimeter of Theodore Roosevelt Park, surrounding the Museum of Natural History. They would be donated by Ken Stein, of 81st Street, and would replace the existing benches on Columbus Avenue, but would be **new benches** for West 77th Street. Representatives of the 77th Street Block Association spoke against the placing of benches on their block, expressing concern over who would make use of the benches, and about the problems that might bring to their block, especially at night. No action was taken by the committees, until more notification of the proposal was given to all those who live around the park.

Vehicles in Central Park

Marnie Mueller came to tell the committees that she has witnessed hundreds of Parks Department vehicles in Central Park lately. She has also noticed a rise in commercial vehicles using the park drives. The Parks Department will be asked about the vehicles, how many are supposed to be in the park at any given time, and where the parking areas are for those vehicles.

Sculpture on Broadway Mall

The Richard Grey Gallery wants to place a sculpture on the Broadway Malls in the vicinity of 69th-70th Street. They requested a location that has not previously had any sculptures in it. Committee members suggested a more northerly location, including Straus Park. A resolution of approval was voted, but is now moot, as the sculptures will now be in another City.

Newsstand - SW Corner 78th & Broadway

A newsstand is proposed for the SW corner of 78th & Broadway, directly in front of La Caridad restaurant. The applicant was away, but his father-in-law was present. No plans were submitted to the committee. The father-in-law told the committee he would get in touch with his son-in-law & get the committee plans prior to the full board meeting on June 6th. If this happens, the committee will caucus immediately prior to the full board meeting & vote on the newsstand application.

Prison Buses

Due to the demolition & construction surrounding the coliseum, the buses which take families of prisoners in upstate prisons to visit will have to find another location. Since the new location will likely be in the Community Board #4 area, CB#7 will defer to Board 4 on the new location, unless the new place will impact on CB#7.

New Business

Peter Jenkins told the committee that 70th Street bet. Freedom Place & Riverside Blvd. has never opened. Additionally, no reflector is at the end of the street, potentially a hazard. DOT will be contacted.

Peter Jenkins also brought up the issue of where access to the new Riverside Park will be. With summer coming, residents & visitors will want access to the river through the new section of the park. Riverside South will be contacted concerning the access to the park.

Max Eisen once again brought up the issue of monthly parkers in the Mayfair garage, and the difficulty he is having obtaining the list. He advises Penny to contact Jane Hoffman at Consumer Affairs to help get the list.

Phyllis Gunther - the M72 does not pick up passengers at 66th Street & West End Avenue, as they are supposed to. Ted Orosz will be contacted to insure this practice does not continue.

Te Ravez - Too much horn-honking on West End Avenue bet. 66th & 72nd Streets - especially at rush hours & after Lincoln Center lets out. Also - lots of potholes on 69th & 70th Streets. A pothole patrol will be initiated soon, on bicycle!

Barbara Adler - The M86 layover, between Broadway & West End Avenue has become a problem, with two or three articulateds stacked up into the street! (not back to back). Ted Orosz will be contacted concerning this practice.

Transportation Committee Members Present: Andrew Albert, Dan Zweig, Barbara Keleman, Barbara Van Buren, Bob Zuckerman. **Transportation Committee Members Absent:** Joyce S. Johnson, Marc Landis, Oscar Rios, Elizabeth Starkey. **Parks Committee Members Present:** Barbara Adler, Bob Herrman, Dan Cohen, Patricia Stevens. **Park Committee Members Absent:** Annette Averette, Georgette Gittens, John D. Howell, Betty Katz, D. Maria Watson, Jeffery Kahn. **Board Members Present:** Klari Neuwelt, Phyllis Gunther.

Steering Committee
Eric M. Nelson, Chairman
May 31, 2000

Eric Nelson convened the meeting. He introduces Barbara Cohn, Vice President, Fund for the City of New York. Ms. Cohn is with the Center on Municipal Government Performance section of the Fund. The center focuses on public views of government. Ms. Cohn and her associate presented the Fund's ComNET Process, computerized tracking neighborhood environment. Part of the process is the development of new measures of government performance in response to the public's perspective. For example, new performance measure were developed for:

- Street smoothness
 - smoothness scouted by drivers, riders and pedestrians
- Frontlines of government
 - the way we are treated in the initial interaction
 - accessibility
 - courtesy.

The Fund believes that the community boards are the natural environment for the ComNET Process. The Fund asked about our Board's interest in using the ComNET Process. We decided to have a subcommittee to work on a plan to use the ComNET Process in our District. Several Board members signed up to serve on this subcommittee. This list includes: Tom Vitullo-Martin, Dan Zweig, Sheldon Fine, Andrew Albert, Jan Levy, Barbara Adler, Eric Nelson, Barry Rosenberg, Marc Landis, Lenore Norman, Robert Herrmann.

Larry Horowitz presented a detailed account of the issues surrounding the Restrictive Declaration for 101 West End Avenue. It is clear that community input had been circumvented. Draft of proposed amendments are being circulated via the Board e-mail. Our response to City Planning is due no later than our June 6th Board meeting.

In planning for the Full Board meeting, we are directing the Board office to do outreach to all constituencies including the schools, St. Luke's-Roosevelt, Amsterdam House, the Lincoln Square Neighborhood Center and adjacent building's tenants.

One goal will be to extend the time to come up with a plan based on community input using the good offices of the Borough President, the City Council member and City Planning.

Follow-up the Verdi Square Green Market. Tom Vitullo-Martin reported that the Verdi Square Market plan has been scratched by the Mayor's Street Activity Permit Office. There was no further public input following our resolution, and we are unaware of the reasoning behind the Permit Office's decision. Therefore, a resolution was proposed to address this issue and to stand by the Board's decision to support the Green Market and challenge the Permit Office's action. Barry Rosenberg disagreed, expressing that he believes the decision of the Permit Office should be accepted on its merits. Jan Levy reminded us that our role is advisory. Penny Ryan clarified the issues of the rationale behind the decision of the Permit Office. Four major reasons were put forth. The Green Market has the right of appeal and has not requested our assistance.

The resolution presented by Tom and seconded was brought for a vote with amendments: dropping the last paragraph, requesting reconsideration by Mayor Guiliani.

Vote: 5-3-3 Resolution fails
0-1-0 Non-Steering Committee/Board Members

June Housing Committee will be held on Thursday June 1st. The vacant City-owned lots on 110th and 109th Streets, west of Manhattan Avenue, are included in RFP for the Cornerstone Program of HPD. We will consider alternatives including 20/80 and other mixed income levels.

Tom alerted us that DHCR has proposed new regulations on rent stabilized apartments and some discussion will be initiated at Thursday's meeting.

Present were: Eric M. Nelson, Barbara Adler, Andrew Albert, Beth Berns, Sheldon Fine, Robert Herrmann, Larry Horowitz, Marc Landis, Lenore Norman, Barry Rosenberg, Thomas-Vitullo Martin, George Zeppenfeldt-Cestero, Dan Zweig. Absent: Richard Asche, Peter Bailey, Gale Brewer, Beverly Feingold, Joyce Johnson, Melanie Radley, Hector Santana, Jr., Ethel Sheffer, Melanie Wymore. Board Member Present: Jan Levy.

LAND USE COMMITTEE
CO-CHAIRS: RICHARD ASCHE AND LARRY HOROWITZ
May 17, 2000

1. 451 Amsterdam Avenue

Owner David LaPointe presented the new application for an unenclosed sidewalk café. The applicant currently has no waiter service for his takeout service and uses only disposable dishware. The applicant agreed to review his operations, introduce waiter service and non-disposable dishware, and return to the Committee for the meeting in June.

The Committee adopted the following resolution:

WHEREAS the applicant does not currently have waiter service in the takeout shop to which the proposed sidewalk café would be attached; and

WHEREAS the applicant currently uses only disposable dishware and silverware;

*BE IT RESOLVED THAT Community Board 7/Manhattan **denies** the new application DCA# 1028803 to the Department of Transportation by West Burritoville Inc., d/b/a Burritoville at 451 Amsterdam Avenue (West 81st-82nd Streets) for a one-year consent to operate an unenclosed sidewalk cafe with 6 tables and 24 seats.*

Committee Member vote: 4-0-0-0. Board Member vote: 2-1-0-0.

2. 460 Amsterdam Avenue

Owner Rosolino Mangano and representative Larry Blakney presented the application for a new unenclosed sidewalk café. The plans showed a wraparound café with 10 of the 14 tables on 82nd Street; moreover, the café is at least 10 feet, 3 inches in depth on the Amsterdam Avenue side. The interior restaurant features 40 seats and waiter service. The applicant agreed to reduce the café depth on Amsterdam Avenue to 9 feet, and to remove the table beneath the fire-escape ladder.

The Committee did not adopt the following resolution:

WHEREAS the applicant has agreed to reduce the depth of the café on the 82nd Street side to 9 feet (i.e. by replacing three 4-seat tables with 2-seat tables), and has agreed to submit to Community Board 7/Manhattan plans revised to document this reduction and stamped by the NYC Department of Consumer Affairs; and

WHEREAS the applicant has agreed to remove the table under the fire-escape ladder, and has agreed to submit to Community Board 7/Manhattan plans revised to document this reduction and stamped by the NYC Department of Consumer Affairs; and

WHEREAS the applicant has agreed to install a dishwashing machine and hire waiters in advance of opening the café;

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application DCA# 1029848 to the Department of Transportation by the 462 Amray Pizza Inc., Famous Original Ray's Pizza at 460 Amsterdam Avenue (West 82nd Street) for a one-year consent to operate an unenclosed sidewalk cafe with 13 tables and 46 seats.*

Committee Member vote: 2-2-2-0. Board Member vote: 3-1-1-0.

3. Block 1846: Lots 9 and 11 (West 109th Street) and Lot 56 (a.k.a. 352 Cathedral Parkway)

Christopher Cirillo, Director, Large-Scale Development for the New York City Department of Housing Preservation & Development (HPD), described an RFP soon to be released by HPD for the sale and private development of City-owned lots as part of HPD's new Cornerstone Program. The purpose of Cornerstone is to develop market-rate, multi-family housing with entirely private funding (i.e. no public subsidies). HPD expects to release the RFP on May 30, with responses due July 1, and a developer selected in September of this year. Once a developer is selected, the ULURP process for disposal of City-owned property will begin; this presentation was purely informational. Criteria for selection of a developer include team experience and design approach, as well as purchase price. The lots lie near Manhattan Avenue, on West 109th Street and on Cathedral Parkway.

4. Starbucks sidewalk café operations in CD7

Jonathan Lake, Upper West Side District Manager for Starbucks, appeared to discuss café operations on the Upper West Side. He has not opened the café at Columbus Avenue and 86th Street, because of the lack of waiter service. He also confirmed that Starbucks does not intend to use silverware. He suggested that under the circumstances, Starbucks should abandon its venture into sidewalk cafes on the Upper West Side. The Committee heartily agreed.

5. 254 West 72nd Street

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application DCA# 1003589 to the Department of Transportation by Sugar Bar, Inc., d/b/a Sugar Bar at 254 West 72nd Street (Broadway – West End Avenue) for a five-year consent to operate an unenclosed sidewalk cafe with 4 tables and 12 seats.*

Committee Member vote: 5-1-0-0. Board Member vote: 3-0-1-0.

6. 2452 Broadway

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application DCA# 0907818 to the Department of Transportation by Mary Ann's Mexican Restaurant Inc., d/b/a Mary Ann's Mexican Restaurant at 2452 Broadway (West 91st-92nd Streets) for a one-year consent to operate an unenclosed sidewalk cafe with 14 tables and 28 seats.*

Committee Member vote: 5-1-0-0. Board Member vote: 3-0-1-0.

7. 366 Columbus Avenue

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application DCA# 1001640 to the Department of Transportation by the Greenhill Group, LLC, Spazzia at 366 Columbus Avenue (West 76th-77th Streets) for a five-year consent to operate an enclosed sidewalk cafe with 14 tables and 36 seats.*

Committee Member vote: 5-1-0-0. Board Member vote: 3-0-1-0.

8. 455 Central Park West

Chris Shlank of Savanna Partners, along with attorney Jay Segal and architect Peter Bafitis, presented the application being made to the Board of Standards & Appeals (BSA) for an amendment to the variance for development of the Towers Nursing Home site, 455 Central Park West (105th-106th Streets).

Savanna Partners has been trying for three years to assemble the financing to develop this property as an assisted-living facility. Previous to the involvement of Savanna Partners, the development plan for this site was for market-rate residences. A use variance was granted by the BSA to allow Savanna to pursue assisted-living as the development program. A new use variance will now be required to pursue market-rate residential as the development program and to reinstate accessory parking. Thus the new variance will essentially bring the plan back to what was approved originally for the building in 1993. The new application concerns use only; the building envelope will be unchanged. The project will include approximately 105 market-rate apartments and 58 parking spaces (11 on the first level below grade, 47 on the second level below grade).

Having been unsuccessful in the attempt to develop an assisted-living facility, Savanna Partners is now planning to sell the property to Dan McLean of Chicago, for development as market-rate condominium apartments. Mr. McLean spoke about his interest in urban projects, particularly with historic-preservation elements. He currently has approximately \$1.5 billion of projects under construction in cities throughout North America.

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application #744-89-BZ to the Board of Standards & Appeals by Jay A. Segal, Esq. for West Park Partners, LLC, for minor amendments to a previously approved variance for 455 Central Park West (105th-106th Streets), a.k.a. The Towers Nursing Home, to allow for market-rate residential use and 58 permitted accessory parking spaces in the cellar and sub-cellar.*

Committee Member vote: 5-1-0-0. Board Member vote: 1-0-1-1. Public Member vote: 1-0-1-0.

9. 18 West 89th Street, The Dwight School. Application to the Board of Standards and Appeals (BSA) by Martyn & Don Weston Architects to add a story to the portion of the building in the rear yard under section 72-21 and 73-641.

Don Weston and Barbara Marks, architects, responded to questions about the non-profit status of the applicant and ownership of the property raised by the committee at previous meetings. The committee adopted a resolution to disapprove Zoning Resolution's Section 72-71, Findings a-c, and to reserve the right to comment on Finding d and e of the same section.

Land Use Committee Members Present: Richard Asche, Beth Berns, Hope Cohen, Larry Horowitz, Melanie Radley, Ethel Sheffer, D. Maria Watson. **Land Use Committee Members Absent:** Joyce Johnson, Betty Katz, Lenore Norman. **Board Members Present:** Barbara Adler, Andrew Albert, Dan Cohen, David Harris, Jan Levy.