

***Full Board Meeting  
Eric M. Nelson, Chairman  
January 2, 2001***

Eric Nelson called the meeting to order at 7:30PM. He wished everyone a Happy New Year and announced that Jan Levy and Jeffrey Zahn have resigned from the Board.

**Public Session:**

Bob Herrmann announced on Saturday, January 6<sup>th</sup> at 68<sup>th</sup> Street and Riverside Blvd., 10AM, Charles McKinney will hold a tour regarding the proposal for a floating café in Riverside Park.

Larry Hirsch, Columbus/Amsterdam BID, announced upcoming events for the BID.

Brad Usher, Senator Duane's Office, announced that the Apple Tours operating license has been temporarily revoked.

Joshua Wolinsky, concerned citizens of WBAI, express concern about the internal conflict at the station and also raised concerns about the changes in the community over the years.

Joyce Goodman announced upcoming forum on January 10<sup>th</sup>.

Linda Rosenthal, Congressman Nadler's office, announced that their office has moved to 201 Varick Street, Suite 669, New York, NY 10014 telephone (212) 367-7350, fax (212) 367-7356.

Lisa Lehr spoke out against public pay telephones and the clandestine advertising that are part of them.

**Legislators' Reports**

State Senator Eric Schneiderman express support for issues of economic justice also trying to get the women's health and wellness bill passed. Discussed the West Side stadium proposal and how he is working to stop it. He will press the Governor to support funding for affordable housing. He commented on the support of mental health programs and the extension of the 7 Subway Line without the stadium. He has proposed a reinvestment in the Mitchell-Lama program and public housing.

State Assemblyman Scott Stringer commented on the Governor's State of the State address. The tax cuts are going to have a negative impact on the City and State. He expressed concerns about the how the cuts will impact services, education and transportation. Echoed Senator Schneiderman's comments regarding affordable housing.

**Manhattan Borough President's Report**

Noah Pfefferblit, Manhattan Borough President's office, spoke about the reapplication procedure for Board members and the need for new ones. Announced the Three Kings Day event @ El Museo del Barrio.

**Business Session**

Resolution to approve proposed changes in traffic regulations on West 66<sup>th</sup> Street, Broadway - Amsterdam Avenue was adopted: 31-1-2-0.

Resolution to approve traffic signal at Broadway and 110<sup>th</sup> Street was adopted: 31-2-2-0.

Resolution to approve Con Edison work on Broadway between 107<sup>th</sup> and 110<sup>th</sup> Street was adopted: 34-2-0-0.

Resolution to approve 2001 Multi Block Street Fairs:

4/29	Veritas Family & Children's Services	Broadway (east side)	Between W. 96 - 104 Sts.
	Duke Ellington Boulevard	Broadway (east side)	Between W. 104 - 108 Sts.
	Neighborhood Association		
	24 <sup>th</sup> Precinct Community Council	Broadway (east side)	Between W. 108 - 110 Sts.
<i>Board Vote: 29 In Favor 2 Against 2 Abstention 3 Present</i>			
5/6	The Broadway Center Inc.	Broadway (east side)	Between W. 86 - 93 Sts.
	Stryker's Bay Neighborhood Council	Broadway (east side)	Between W. 93 - 96 Sts.
<i>Board Vote: 32 In Favor 2 Against 2 Abstention 0 Present</i>			
5/13	Committee for Environmentally Sound Development	Broadway (east side)	Between W. 60 - 65 Sts.
<i>Board Vote: 32 In Favor 2 Against 2 Abstention 0 Present</i>			
5/20	West Side Chamber of Commerce	Amsterdam Avenue	Between W. 77 - 96 Sts.
<i>Board Vote: 30 In Favor 2 Against 2 Abstention 2 Present</i>			
5/27	Coalition for a Livable West Side	Broadway (west side)	Between W. 73 - 82 Sts.
	Safe Haven West Side Basketball League	Broadway (west side)	Between W. 82 - 86 Sts.
<i>Board Vote: 32 In Favor 2 Against 2 Abstention 0 Present</i>			
6/3	West Side Crime Prevention Program	Columbus Avenue	Between W. 86 - 91 Sts.
	Mitchell-Lama Residents Coalition	Columbus Avenue	Between W. 91 - 96 Sts.
<i>Board Vote: 31 In Favor 2 Against 2 Abstention 1 Present</i>			
6/17	West Side Federation Neighborhood and Block Associations, Inc.	Broadway (east side)	Between W. 73 - 82 Sts.
	The Broadway Mall Association	Broadway (east side)	Between W. 82 - 86 Sts.
<i>Board Vote: 29 In Favor 2 Against 2 Abstention 3 Present</i>			
6/24	Project Open at Lincoln Towers	Broadway (west side)	Between W. 66 - 72 Sts.
	Valley Restoration	Amsterdam Avenue	Between W. 97 - 107 Sts.
<i>Board Vote: 32 In Favor 2 Against 2 Abstention 0 Present</i>			
8/5	Lincoln Square Neighborhood Center	Columbus Avenue	Between W. 66 - 72 Sts.
<i>Board Vote: 32 In Favor 2 Against 2 Abstention 0 Present</i>			
9/16	West Side Chamber of Commerce	Columbus Avenue	Between W. 66 - 86 Sts.
<i>Board Vote: 30 In Favor 2 Against 2 Abstention 2 Present</i>			
9/30	NAACP, Mid-Manhattan Branch	Broadway (west side)	Between W. 86 - 90 Sts.

	Symphony Space	Broadway (west side)	Between W. 90 - 96 Sts.
<i>Board Vote:</i>	30 In Favor 2 Against 2 Abstention	2 Present	
10/7	Safe Horizons	Amsterdam Avenue	Between W. 76 -81 Sts.
	Concerned Citizens for Community Action	Amsterdam Avenue	Between W. 81 - 86 Sts.
<i>Board Vote:</i>	32 In Favor 2 Against 2 Abstention	2 Present	
10/21	Bloomingdale Area Coalition	Broadway (west side)	Between W. 96 - 106 Sts.
	West Side One Stop for Coordinated Senior Services	Broadway (west side)	Between W. 106 - 110 Sts.
<i>Board Vote:</i>	32 In Favor 2 Against 2 Abstention	0 Present	

Resolution to disapprove applications to the Department of Information Technology and Telecommunications to install and maintain public pay phones was adopted: 36-0-0-0.

Resolution to approve the renewal application by Club America Inc., d/b/a Viva Brazil at 473 Columbus Avenue, for a five-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats was adopted: 28-4-0-0.

Resolution to approve the renewal application by Bowery/Grand Food Inc., d/b/a Monsoon Vietnamese Restaurant at 435 Amsterdam Avenue, for a five-year consent to operate an enclosed sidewalk café with 7 tables and 24 seats was adopted: 22-9-3-0.

Resolution to approve 291 Central Park West application to the Landmarks Preservation Commission to enlarge the existing penthouse and alter window openings was adopted: 30-0-1-0.

Resolution to approve 321-329 Amsterdam Avenue application to the Landmarks Preservation Commission to create a master plan governing future alterations to storefronts was adopted: 32-0-0-0.

Resolution to approve 2211 Broadway-Apthorp Apartments application to the Landmarks Preservation Commission to replace the security guard booth was adopted: 31-0-0-0.

Present: Eric M. Nelson, Chairman, Barbara Adler, Andrew Albert, Richard Asche, Annette Averette, Beth Berns, Gale Brewer, Steve Carbo, Dan Cohen, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Jean Green-Dorsey, Phyllis Gunther, David Harris, Robert Herrmann, Lawrence Horowitz, Joyce S. Johnson, Barbara Keleman, Marc Landis, Klari Neuwelt, Lenore Norman, Lydia Padilla, Sharon Parker-Frazier, Melanie Radley, Oscar Rios, Barry Rosenberg, Hector Santana, Jr., Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Evelyn Tamarin, Barbara Van Buren, Thomas Vitullo-Martin, D. Maria Watson, Daniel Zweig.

Absent: Peter Bailey, Hope Cohen, Beverly Finegold, Dough Griebel, John D. Howell, Betty Katz, George Price, Angela Wiggins, Melanie Wymore, George Zeppenfeldt-Cestero, Robert Zuckerman.

**MINUTES OF MEETING OF TRANSPORTATION COMMITTEE  
COMMUNITY BOARD 7/MANHATTAN  
JANUARY 9, 2001**

Committee Members Present: Dan Zweig, Andrew Albert, Oscar Rios, Barbara Kelleman, Barbara Van Buren, Elizabeth Starkey, Klari Neuwelt, Gale Brewer.

Committee Members Absent: Joyce Johnson

Non-Committee Board Member Present: Guillermo Gonzalez

The meeting was called to order at 7:05 by Mr. Albert and Mr. Zweig.

**1. CONTINUED DISCUSSION WITH COLUMBIA UNIVERSITY ON STUDY OF TRAFFIC AT BROADWAY AND 100<sup>th</sup> STREET**

Emily Lloyd of Columbia University and Sam Schwartz of The Sam Schwartz Company presented alternative treatments of the sidewalk and curb areas, particularly on the 110<sup>th</sup> Street side, bordering the proposed Columbia University mixed use building at Broadway and 110<sup>th</sup> Street. Board members received colored charts. Several members of the community expressed concern about crowded traffic conditions at the intersection. It was unlikely to recommend a sidewalk/curb option until after the zoning issues for the proposed building had been resolved.

**2. PROPOSAL OF WEST 83<sup>RD</sup> STREET BLOCK ASSOCIATION TO INSTALL BISHOP'S CROOK LAMPS**

Aron Berlinger of the West 83<sup>rd</sup> Street Block Association presented a proposal by the block association to install bishop's crook lamps on each of the three blocks from Riverside Drive to Amsterdam Avenue. Ian Alterman also represented the block association. Steve Adler, a member of the board of directors of The Bromley, said that certain residents of The Bromley opposed placing the lights on the Broadway-Amsterdam block, because of the modern architecture of the buildings on that block, as well as its commercial nature, but supported the lamps on the two western blocks, which have more traditional architecture. The committee suggested that the block association do further outreach, particularly with The Bromley and other buildings on the Broadway-Amsterdam block, and return for the January Steering Committee meeting or the February Full Board meeting with a final proposal.

**3. APPLICATION FOR NEWSSTAND At S/E/C OF BROADWAY AND 67<sup>TH</sup> STREET**

The applicant was not present, and the committee had not received any drawings or other specifics about the proposed newsstand. Richard Juliano of the Lincoln Squire BID and Neil Tavernite of Millennium Partners, which manages the abutting building, spoke against the application.

**RESOLUTION:**

WHEREAS, the applicant has not appeared, and

WHEREAS, the committee has not received any drawings or other specifics about the

proposed newsstand, including hours of operation, and  
WHEREAS, there is opposition to the application,  
BE IT RESOLVED, that Community Board 7 disapproves the application without  
prejudice to the applicant to renewal in the future.

VOTE: Committee Members 8-0-0-0

Non-Committee Board Members: none present

Public Members: none eligible

#### **4. DISCUSSION OF STREET FURNITURE**

Andrew Albert mentioned that a land use lawyer, Michael Sillerman of Rosenman Colin, had volunteered to draft proposed legislation concerning newsstands that would expand the bases on which their placement could be opposed. Mr. Albert said he would follow up with Mr. Sillerman, and the committee agreed to try to coordinate with other Manhattan community boards on this project.

Marilyn Briskin, a community member, spoke against the proliferation of news boxes on the sidewalks. After discussion among the committee, Mr. Albert said he would consult with Mr. Sillennan about including news boxes in the scope of this project. Ms. Starkey said she would contact the Municipal Art Society to learn more about the scope of their work on news boxes.

The meeting was adjourned about 9.30 p.m.

Minutes by Klari Neuwelt.

## **Parks, Cultural Affairs and Libraries Committee Meeting Minutes**

**January 11, 2001**

**Barbara Adler and Robert Herrmann, Co-Chairs**

Committee Members Present: Co-Chairs Barbara Adler and Robert Herrmann, Doug Griebel, Phyllis E. Gunther, Betty Katz, Klari Neuwelt, George Price, Barry Rosenberg and D. Maria Watson. Committee Members Absent: Dan Cohen, Joyce Johnson. Board Member Present: Lenore Norman.

### **1. Phyllis Gunther, Liaison to the CB7's Task Force on the 59th Street Recreation Center, gave the following report:**

Community Board 4 and Community Board 7 have held hearings and distributed questionnaires on how the community would like the Center to be renovated. Tishman Speyer, the developer of 101 West End Avenue, has given the City \$2.6 million, as obligated, for this purpose. Originally, it was given to rebuild the outdoor pool, which has been dormant for 10 years due to extensive damage. This is no longer a requirement. At the hearings, residents from Amsterdam Houses and others who had used the outdoor pool spoke about how important it was to their summer pleasure and want it repaired. Others spoke about wanting an expanded athletic facility. The Department of Parks and Recreation, which has the final say on its use, and Councilmember Ronnie Eldridge, who may allocate additional funds for the renovation, are opposed to the repair of the outdoor pool. Their reasons are: usage would be limited to the summer months; the existing, adjacent building blocks the sun; and, it is expensive to maintain an outdoor pool. The Durst Corporation, which will be developing the property at 57th Street, between 11th and 12th Avenue, is funding a feasibility study that will be available at the end of February. The Task Force will analyze the returned questionnaires and the study's recommendations, and is planning to make its recommendations to the March or April full board meeting.

### **2. Continued discussion with the Charles McKinney, Riverside Park Administrator, Department of Parks and Recreation (DPR). on the proposal for a cafe in Riverside Park South at 70<sup>th</sup> Street.**

With the withdrawal of the proposal for a floating cafe, Charles McKinney presented a new Request for Proposals (RFP) for a cafe in the Riverside South Park that would operate May to October, located on the northern side of the new pier, just east of the pier itself. The concessionaire would be responsible for its construction, operation and maintenance. The menu would consist of affordable items, subject to approval by the DPR. Providing security and public restrooms would also be the concessionaire's responsibility. Until Building B is completed and sewage disposal is connected to a permanent sewer line, sewage must be removed from holding tanks. No parking is allowed in Riverside Park, and deliveries would have to be made early morning and garbage removed nightly. The proposal is for a 5-year contract beginning in the Spring 2001.

Concern was raised by committee member Barry Rosenberg and others that proposal was too vague, without specifics as to size, design, etc., for a proper evaluation to be made. Charles McKinney stated that it was left open ended so that the community can add its ideas. Klari Neuwelt stated that the cafe should not interfere with athletic activities. She suggested that the cafe offer only take-out food and that the initial contract be given for only three years, when the permanent location would be available. She was very opposed to allowing table service at the proposed location. She also suggested that if the café were to have table service, it be located under the vestigial highway. Doug Griebel said table service is needed for a concessionaire to afford to operate a cafe and to provide restrooms. It was also pointed out that the nearest restrooms are only four blocks north at 74th Street and the DPR has always provided restrooms without restaurants.

The safety factor of having a park cafe was raised by several people. Mike Bradley, the new Administrator of Riverside South Planning Corporation, said safety is a concern because the elevated highway obstructs views and security would be important. Mark McIntyre, Executive Director, Riverside Clay Tennis Association, said vagrants are attracted to parks and could present problems. George Price stated that vendors with their movable food carts provide safety, too. Since the park would be open 7 AM to midnight, Charles McKinney said a cafe would increase the use of the park, and the more people around, the safer it is. Barbara Adler, a frequent user of Riverside Park, agreed and believes the cafe would be a great amenity.

Bob Hermann proposed a resolution to approve the cafe concession at the location proposed by DPR, with table service, and for a subcommittee to meet with Charles McKinney to add specific details to be presented at the Parks Committee's February meeting and a final proposal going to the Board in March.

Vote: Committee Members: 4/4/1/0. Board Member: 0/0/1/0. Public Members : 3/8/0/0. The Motion failed.

Klari Neuwelt proposed a resolution to approve the temporary cafe, but without table service and for a three year period only. Vote: Committee Members: 3/5/1/0. Public Members: 8/4/1/0. This Motion also failed.

The Committee thanked Charles McKinney for his work on this project and for conducting the site visit for the Parks Committee on January 6th.

### **3. Presentation by the Westside Little League to construct a dedicated little league field and a convertible soccer/softball field in Riverside Park between 103<sup>rd</sup> and 104<sup>th</sup> Streets.**

Michael Orbison, President of Westside Little League presented.

Westside Little League has proposed the construction of a dedicated field, as well as a convertible soccer/baseball field in Riverside Park between 103<sup>rd</sup> -104<sup>th</sup> Streets. The dedicated field would be a state-of-the-art locked facility, limiting use of the field to children. The League has already raised \$50,000 and is committed to raising more. Their request of \$600,000 from the City Council has been endorsed by Manhattan Borough President C. Virginia Fields and Councilmember Bill Perkins. Committee members raised concerns about other groups being displaced by this field, but were told the field is not adult size.

Vote: Committee Members: 8/1/1/0. Public Members: 9/1/1/0.

### **4. Update on Parking Lot at 96<sup>th</sup> Street in Riverside Park**

There will be no change in the parking lot as it is needed to store construction vehicles for ongoing projects in Riverside Park for the next two years.

**Land Use Committee**  
**Co-Chairs: Richard Asche and Larry Horowitz**  
**January 21, 2001**

**1. 300 Amsterdam Avenue**

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application #814035 to the Department of Consumer Affairs by American Specialty Foods, Inc., d/b/a Josie's at 300 Amsterdam Avenue (74<sup>th</sup> Street), for a five-year consent to operate an enclosed sidewalk café with 8 tables and 27 seats.*  
Committee Member vote: 8-1-0-0

**2. 311 Amsterdam Avenue**

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application #1006739 to the Department of Consumer Affairs by Gabriella's True Mexican, Inc., d/b/a Gabriella's Kitchen at 311 Amsterdam Avenue (75<sup>th</sup> Street), for a five-year consent to operate an unenclosed sidewalk café with 29 tables and 58 seats.*  
Committee Member vote: 6-1-1-0

**3. 320 Amsterdam Avenue**

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application #1025224 to the Department of Consumer Affairs by Surtic, Inc., d/b/a Citrus at 320 Amsterdam Avenue (76<sup>th</sup> Street), for a five-year consent to operate an unenclosed sidewalk café with 19 tables and 42 seats.*  
Committee Member vote: 8-1-0-0

**4. 433 Amsterdam Avenue**

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application #1027125 to the Department of Consumer Affairs by Haru Amsterdam Avenue Corp., d/b/a Haru at 433 Amsterdam Avenue (81<sup>st</sup> Street), for a five-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.*  
Committee Member vote: 8-2-0-0

**5. 570 Amsterdam Avenue**

Will Falcone, owner, and Mike Leuck, architect presented the application for a new unenclosed sidewalk café. The plans showed a café greater than 9 feet in depth, but the applicant had already prepared plans revised in accordance with the guidelines of Community Board 7.

The Committee adopted the following resolution:

*WHEREAS the applicant has agreed to reduce the depth of the sidewalk café in question to 9 feet, 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*

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the new application #1068447 to the Department of Consumer Affairs by Rancho West Corp., d/b/a none at 570 Amsterdam Avenue (87<sup>th</sup>-88<sup>th</sup> Streets), for a one-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats.*  
Committee Member vote: 9-1-0-0



## 6. Columbia University.

Emily Lloyd, Vice President for Administration at Columbia University, presented the application being made to the Board of Standards & Appeals (BSA) by Columbia University for variances to permit the construction of a mixed-use building on the southeast corner of Broadway and 110<sup>th</sup> Street. The applicant is seeking seven variances:

Variance Required	Permitted/Required	Proposed
Sections 33-431 and 24-522: Height and Setback	15 foot setback at 85 feet height	No setback (149-foot streetwall)
Section 24-552: Rear-Yard Setback	20-foot setback from Rear-Yard Equivalent required above 125-foot height	No setback (building height is 149 feet at required setback area)
Section 24-111: Lot Coverage	65% for through and interior lot portions of lot	72.75% on through lot, 100% at existing interior lot
Section 24-382: Rear-Yard Equivalent	60-foot minimum depth, located within 5 feet of midpoint of the lot	46-foot, 10-inches, not located within 5 feet of midpoint of the lot
Section 32-421: Supplementary Use Regulations	Community facility use not permitted on upper stories of buildings with commercial use above 1 <sup>st</sup> story ceiling	Existing bank to remain in occupancy of 2 <sup>nd</sup> floor with community facility use on upper stories
Section 23-861: Minimum Window Distance	30-foot minimum distance from new walls to existing legally required windows	3-foot, 4-inches to 10 feet at former lot lines
Sections 23-223, 35-411, and 24-21: Zoning Rooms	35 (calculated based on required lot area set aside for community facility and commercial uses, and existing open space ratio remaining for residential)	99 (existing, no increase) located in residential units in tenement buildings to remain

The 12-story building would feature approximately 30 units of faculty housing and a K-8 school, modeled on the University of Chicago's Laboratory School. There would also be commercial space, including the continued presence of Chase Bank on the second floor of the existing neighboring building that would be adjoined to the new structure.

This item was continued from the December, 2000 meeting of the Land Use Committee. Approximately 80 members of the public attended that meeting; approximately 20 members of the public testified at that meeting. Larry Horowitz, Co-Chair of the Land Use Committee, explained that the focus of the current meeting would be for the Committee to discuss the technical land use and zoning issues required for a substantive recommendation to BSA on the variances being requested. He introduced Peter Bailey, Co-Chair of the Youth Committee, who will hold a hearing on February 20, 2001 about issues related to the school as a use.

Philip Reed, Council Member for the 8<sup>th</sup> Council District, complimented Columbia University's cooperation with the community in reducing the size of the proposed building. However, he is opposed to a private school at this location. He believes the school is emblematic of an elitism that sets the university apart from the surrounding community.

Columbia University representatives responded as follows to questions from members of the Committee:

- the bank building is being kept (and built upon) because the bank has a very long-term lease, provides an important service to the community, and its presence on the second floor frees more of the first floor for other uses (i.e. a larger food market than would be possible if the bank were completely on the first floor)
- Columbia will mitigate loss of the food market during the construction period by arranging for grocery delivery from other markets and shuttle service to other markets
- Columbia has committed to move any tenants affected by the loss of lot-line windows to other apartments in the existing apartment buildings (Lot #1 and Lot #6)
- with regard to construction of schools, court decisions allow Community Boards and other reviewing entities even greater leeway than usual on findings required to approve variance applications; moreover, a finding of self-created hardship is insufficient to deny a variance application.

Approximately 80 members of the public were in attendance. Because the public hearing had occurred at the December, 2000 meeting, the Committee agreed to limit testimony at this meeting to five speakers.

Speaking **in support** of the proposal were:

Mary Marshall Clark, oral historian at Columbia University, who considers it “remarkable” that the school will include 50% slots for children from the community outside of the university.

Jill Lynch, former Dean of the Faculty at Columbia University, who stated that the larger community is happy to have additional choice in elementary education.

Speaking **in opposition** to the proposal were:

Curtis Arluck, Democratic District Leader, who considers it a problem that the school is proposed for the Manhattan Valley neighborhood, rather than on the Columbia campus. Instead of building a private school, Columbia should be developing an outstanding public school in partnership with the New York City Board of Education.

Ruben Vargas, who is concerned about residents being displaced by the project. Columbia University is not a friend of the community.

Daniel O'Donnell, Chair of Land Use Committee of Community Board #9, who believes it is the wrong type of school at the wrong location. Columbia is constantly asking for variances, etc. in his neighborhood.

The committee began its deliberations.

Larry Horowitz - Variances result in a better building. From a technical perspective, we can say variances are ok, but find problems using the BSA findings.

Dan Cohen - only tool to object to school. Variances needed for school.

Hope Cohen - sees need for Columbia University to have facility. Appropriate to ask about location, but no one has. Look at building as whole. No testimony on variance, but sees need to look at redistribution of bulk. Proposed building is better than as-of-right.

Betty Katz - corner is a problem. Welcomes school. Objects to creation of emotional community response. Encourages Columbia University to help public schools.

Melanie Radley - Building envelope has no significant impact. Finds justification by Columbia University for tuition-based private school inadequate. Columbia will be asking for additional buildings. No master plan as in other universities.

Dan Zweig - Minimal changes requested in variances. Agrees with Dan Cohen. Not sure the issue of public/private applies. There is a need for the school, but the corner has lots of traffic. Transportation Committee has requested a left turn arrow on southbound Broadway.

Willie Gonzalez - supports Columbia University.

Peter Bailey - variances seem minimal. Hopes Columbia will allow for community space and access in building.

Ethel Sheffer - asked for documents on involvement in public schools. Recommends really integrated role in community. Department of City Planning and Columbia have not looked at the other 110/Broadway corners. This is a significant urban design situation. Columbia is using variance route. Building is well designed as far as presented, but needs some work. Removed Chase Bank building; reconsider opaque windows and fenestrations. Accept variances and move to boarder resolution.

Doug Griebel - agreed with Ms. Sheffer.

Evelyn Tamarin - prefers commitment to public schools and recommends building only faculty housing.

D. Maria Watson - concerned about type of housing and for whom, and about impact of the variances on the 109<sup>th</sup> Street buildings, especially the provision of adequate air and light required under current zoning regulations. (Columbia responded that tenants may relocate to other apartment in buildings. New tenants would get the affected apartments.) Ms. Watson stated that if the apartments can not be rented, it is a lost housing opportunity, a loss of affordable housing.

Lenore Norman - concerned about fenestration and bullet windows, and about Columbia University moving south in Broadway.

Lydia Padilla - better building for whom? Columbia University is encroaching. Concerned about who students will be and scholarships. Wants diverse faculty and student population.

The following volunteered to serve on a drafting committee, coordinated by Ethel Sheffer: Lydia Padilla, Peter Bailey, D. Maria Watson, Dan Zweig, Evelyn Tamarin, and Melanie Radley.

Mr. Horowitz proposed that the Land Use Committee limit itself to findings in the technical issues. Meanwhile, the Youth and Transportation Committees will hold hearings and discussions on the issues appropriate to them. Members of the three committees will ultimately caucus and develop an overall resolution, which will be presented at the joint meeting on February 21<sup>st</sup>.

## 7. **44 West 106<sup>th</sup> Street**

Fred Becker, attorney, presented the application (#265-00-BZ) being made to the Board of Standards & Appeals (BSA) by 142 LLC to allow the construction of a six-story plus penthouse, five-family residence at 44 West 106<sup>th</sup> Street (a.k.a. 142 Manhattan Avenue).

Mr. Becker explained that the narrowness of this corner lot creates a hardship. A complying building would feature unreasonably narrow rooms and uncomfortable configurations; therefore, the applicant is seeking a variance to cover 100% of the lot, rather than the allowable 80%. Granting this variance would cause the elimination of the front yard area. No variance in floor area is being sought; this is solely a redistribution of bulk.

Mr. Becker further explained that economic factors require the applicant to build a residence for five families, rather than the allowable two. The applicant will occupy one of the apartments and rent the rest; involving only one other residential unit would be economically unfeasible.

Michael Powell questioned the name of the applicant's corporation, as 142 Manhattan Avenue is actually located across the street from the development site and houses a not-for-profit organization.

Speaking **in opposition** to the proposal were:

Elizabeth Kellner, 132 Manhattan Avenue, who reported that the applicant is an irresponsible developer and bad neighbor. Loss of the front-yard area would be significant. In addition, this development would negatively impact the architectural fabric of the street.

Louise Egbert Johnson, 38 W.106<sup>th</sup> Street, who is opposed to any increase in the height and size of the building beyond what is zoned. Moreover, loss of the front-yard area would be significant.

Isabella Levinson, 133 Manhattan Avenue.

Mr. Engler, Central Park West, who questioned the claim of economic hardship. The applicant gets the value of his own residence, over and above any economic considerations.

Jean Jaworek, Northwest Central Park Multiblock Association, who questioned the claim of economic hardship. The applicant gets the value of his own residence, over and above any economic considerations.

Arthur Bonner, speaking on behalf of his son Sebastian, owner of 140 Manhattan Avenue. The new building should be two-family structure just like the rest of the neighborhood.

Bob Prudhomme, who questioned the claim of economic hardship. The applicant gets the value of his own residence, over and above any economic considerations.

Lillian Rydell, 140 Manhattan Avenue, who was concerned that the proposed structure would negatively impact the line of existing 1884-vintage rowhouses. It should be the same height as the existing structures and should maintain the line of the front yards.

Ron Hoffman, 50 W. 106<sup>th</sup> Street, who would like to save this piece of Manhattan Valley. This structure would negatively impact the fabric of the neighborhood.

Alan Flacks.

Dovanna Pagowski, 113 W.106<sup>th</sup> Street, who was concerned that the proposed structure would negatively impact the line of existing 1884-vintage rowhouses.

Steve Strauss, Broadway & 104<sup>th</sup> Street, who stated that the applicant should build a one- or two-family structure to fit with the rest of the block. He pointed out that such a structure would be more cost-effective, as requirements specific to multi-family dwellings (e.g. for elevators) would not apply.

Committee members wanted a better visual sense of the site. Without a pressing deadline at BSA, the applicant agreed to come to the February meeting of the Committee (February 21, 2001) with more complete graphical materials, including photographs and diagrams of the streetscape and buildings neighboring the site.

There being no further business, the meeting was adjourned.

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**Land Use Committee Members Present:** Hope Cohen, Beverly Feingold, Doug Griebel, Larry Horowitz, Betty Katz, Lenore Norman, Lydia Padilla, Melanie Radley, Ethel Sheffer, Maria Watson. **Land Use Committee Members Absent:** Richard Asche. **Board Members Present:** Peter Bailey, Dan Cohen, Guillermo Gonzales, Evelyn Tamarin, Barbara Van Buren, Dan Zweig.

**Landmarks Committee Meeting - joint with Parks Committee**  
**Co-Chairs: Dan Cohen and Lenore Norman**  
**January 18, 2001**

In Attendance: Barbara Adler, Dan Cohen (minutes), Beverly Feingold, Ulma Jones, Lenore Norman, Angela Wiggins.

1. Metropolitan Museum of Art, 1000 Fifth Avenue - Application #01-3694 to the Landmarks Preservation Commission for façade alterations and underground building expansion.

Museum representatives were Bill Pendergast (architect), Nick Cameron (Museum Operations), Sharon Codd (Museum Legal Counsel), Tom Schuler (Museum Government Relations). Six alterations are planned:

- 1) New entry on 5th Avenue, at 81st Street intersection for children, replacing the entrance on the side of the museum that was also used for trucks.
- 2) New entry on 5th Avenue, at 83rd Street intersection for tours and after-hours activities. Both changes are part of the original McKim, Mead and White designs, but for reasons unclear, were never undertaken.
- 3) Widening of truck entrance along 80th Street, as current entrance is insufficient for museum needs. Most of the work will be underground, some trees will be impacted by this alteration.
- 4) To expand gallery space, another floor is being added in the interior of the museum, having a slight impact on sight lines from the Park.
- 5) Auditorium is being altered, creating a two-level space for performances and more gallery space. There is a mild impact on the roofline.
- 6) Relocation of cafeteria and insertion of another floor for more gallery space, again there are mild impacts on roofline.

Overall, 10 trees will be removed and due to the poor rate of success at replanting - they will probably have to be replaced. Museum is working with DPR on this, and remediation includes replanting up to three times the number of trees injured in the alterations. Approved 4-0-0-0

2. Congregation Rodeph Sholom, 170 West 79th Street - Application #01-3454 to the Landmarks Preservation Commission to enlarge a rear yard addition.

Elliot Soffes and Fred Horman, architects made the presentation. Changes are not visible from the street, the two-story addition as to accommodate grades 7 and 8 to the school. Outside materials of stucco, built over lightweight steel and plasterboard will be used. There were concerns regarding community notification, which have been satisfied, and changes are approved. Approved 4-0-0-0  
Public 1-0-0-0.

**HEALTH AND HUMAN SERVICES COMMITTEE**  
**Barbara Van Buren and George Zeppendfeldt-Cestero, Co-Chairs**  
**JANUARY 23, 2001**

The Committee was called to order by Co-Chair Barbara Van Buren.

Committee Members Present: Steve Carbo, Jean Green Dorsey, Phyllis Gunther, David Harris, Barbara Keleman, Barbara Van Buren. Committee Members Absent: George Zeppendfeldt-Cestero, Elizabeth Starkey, Georgette Gittens.  
Board Member Present: Gale Brewer

The meeting was opened by a presentation by Joannette Jamison, representing *Mothers Together*, a job training program for women in the community. Women are trained in sewing skills, and produce items for sale at events, as well as obtaining contracts to produce specific items, such as baseball hats and stoles. The goal is to help the women become self-sufficient and independent. The program is located at the NYCHA building at Amsterdam and 93<sup>rd</sup> St.

They are interested in getting the word out that they have openings for their training slots. It was suggested that they be in touch with community centers, and religious communities, as well as leaving material at the full Board Meeting. It was also suggested that they be in touch with UNITE, so their participants could take advantage of union opportunities.

The main presentation was on immigrants in our community, and the groups presenting tonight were the Ryan Health Center, and the pastor and parishioners from Ascension Parish on West 107<sup>th</sup> St.

Robert Cordero, Director of HIV Services at Ryan, pulled together data on the Mexican Community in NYC. Because of the high number of undocumented immigrants, it is difficult to accurately count that population. However, it is estimated that there are 230,000 Mexicans living in the City. In 1980 New York had an increase in Mexican population greater than the states of California or Florida. In the last decade it has grown dramatically, due to the high birth rate, and through the migration flow from other parts of the United States. Between 1990 and 1996 three per cent of all births in the City were to Mexican mothers.

Groups working with this population include the Latino Workers Center and the Tepeyac Association, a community based organization promoting the Mexican community's integration into the multicultural society of New York. Tepeyac has a strong health agenda, and reaches out with workshops on AIDS, depression, and alcoholism prevention. The Mexican population has been facing increasing levels of HIV infection, and part of the problem in addressing that has been the fears of undocumented persons that they will be returned to Mexico if they seek any kind of help. Many of the people identified as needing help have been found through the Harm Reduction programs of Ryan and Mount Sinai and the Citywide Harm Reduction Coalition, who go into the commercial SROs in our area to bring medical services to the tenants. They sometimes find as many as six people living in one small room, where they have shifts for using the limited number of beds.

Lydia Rodriguez, who is Director of the Ryan Air Bridge Network, described the health services that were being provided in the hotels by Ryan. The mistrust of the government, the lack of comfort with the English language, and the poor general health care that many of the immigrants have received presents a serious challenge to providing good service. The Federal government has a special program funding community health centers like Ryan to serve the undocumented, but other health centers, while they will see everyone in their emergency rooms, are not able to provide free services in their clinics. The Health and Hospitals Corporation are providing service for this population.

Father Duffel and two of his parishioners, one Dominican who is documented, and one Mexican who is undocumented, spoke of the problems of the undocumented immigrant. Poor housing, poor health care, lack of English skills, low paying jobs paying no benefits, seem to be the fate of this population. Federal laws make it illegal to hire them, and so the only jobs they can get are off the books, where they receive no benefits, and no Social Security. Children can go to elementary and high schools, but they are unable to receive any Federal loans to help them go for further education. Citizenship is ordinarily not possible. The story was told of a relative who was being held in Immigration detention for \$3,000. No one who is undocumented was allowed to pay the bail, and so someone outside the family has to speak on his behalf. The Committee wanted to explore further what efforts were being made to change these circumstances.

The New York Immigration Coalition, and Congressman Jerry Nadler's assistant, Ellen Wallach, will be invited to our next meeting to describe efforts that are being made to roll back the negative effects of the most recent Immigration Legislation.

Other groups which can be looked to are Casa Puebla, Bloomingdale Child Care Center, the Mexican Consulate, and the Archdiocesan Immigration Office (which has special office hours for the undocumented persons every Monday morning, and which sends counsel to Ascension Church the last Wednesday of the month. It was recognized that there are many other immigrant communities in the neighborhood, and information about them will also be sought.

### Future Discussions

Steve Carbo asked that we take action on the health impact of pesticides on our community. NYPIRG has produced a report on this, and the West Harlem Environmental Action Committee held a meeting on this topic in their community. It was agreed that this would be discussed at our next meeting. The Health Department will also be invited.

David Harris suggested that we hold a special meeting for agencies working with children to educate them on Child Health Plus. This is tentatively planned for March.

Meeting adjourned.