

**Full Board Meeting  
Lawrence Horowitz, Chair  
October 1, 2002**

Chair Larry Horowitz called the meeting to order.

**Chair's Report**

Announced Democracy in America will be filming during the meeting. After meeting with Emily Lloyd from Columbia University, things seem to be back on track with the original agreement.

**District Manager's Report**

Penny Ryan that due to joint efforts on the Malibu Hotel, the situation and quality of life has improved. Franz DuPree of the Department of Homeless Services spoke about the new temporary homeless facility at 211 West 101<sup>st</sup> Street. There will be a full report on this facility and its operation at the next Health and Human Services meeting on October 22<sup>nd</sup>.

**Nominations of Officers for 2002-2003**

Dan Zweig, Chair of the Elections Committee, conducted the nominations. The following were nominated and seconded.

*Chair:* Larry Horowitz

*Vice Chairs:* Dan Cohen  
Hope Cohen\*  
Sheldon Fine  
Georgette Gittens\*  
Doug Griebel  
Hector Santana

*Secretary:* David Harris\*  
Sheldon Fine

(\*These members subsequently declined the nominations.)

**Legislators' Reports**

State Senator David Paterson, who represents a sector of our Board's community, emphasized that the 2003 reconsiderations of rent control, stabilization and other regulations will be his number one concern in the State Senate this coming season.

Gale Brewer is supporting the "No Smoking" legislation. She is promoting legislation that all public information should be on the Internet. There will be a public meeting on November 18<sup>th</sup>, 6-8PM, at The American Folk Art Museum, 66<sup>th</sup> Street and Columbus, to bring together arts educators and the public schools.

**Public Session**

Daniel O'Donnell, democratic nominees for State Assembly Member Ed Sullivan's seat, spoke in support Assemblymember Sullivan's letter on Malibu Hotel and in opposition to the Adrenaline Heights proposal for adventure equipment in Riverside Park.

Lt. Jaskaran, 24<sup>th</sup> Pct. spoke about personnel reductions - down 30 officers since January. A prostitution sweep and a series of narcotics arrests have been made at the Malibu Hotel. A police officer, when available, will be assigned to patrol the area around the new facility.

Joan Jankell, NYPL (St. Agnes Branch), reported their book sale will take place November 10<sup>th</sup>-12<sup>th</sup>.

Dean Smith, NYPL, reported on hour changes and budget cuts.

Alan Flacks complained that many U.S. Postal Service boxes have been removed.

Richard Heyneger, Social Security Administration, offered outreach for community groups and individuals.

Walter Buchel, Vice President of the Malibu Tenants Association, claimed that tourists are still being provided residence there and City inspectors have not enforced the regulations adequately.

Joel Shaw has created a petition "Cyclo-Carcass-Clearing", dealing with abandoned bicycles in various dilapidated states chained to public property.

Ron Kapon, 20<sup>th</sup> Pct. Community Council, announced the seven major crimes in the 20<sup>th</sup> Pct. were down 35.4% for the year, and 15% for the month. The 20<sup>th</sup> Pct. is the only poster free precinct in the city.

Jean Green Dorsey, representing the Westgate Tenants Association, announced the association will run its fall flea market on October 26<sup>th</sup> in PS 163 gymnasium.

Terry Poe, West Side SRO Law Project, illuminated the problem at 211 West 101<sup>st</sup> Street. Many families arrive from the EAU on buses in the middle of the night.

Russell Pinsley expressed concern about improper actions by the owner of Monterey Garage, which he delineated.

Fred Cuthitta stated that the new Department of Education is a great improvement. He claims that 8,000 teachers have not been in front of classes; rather they have been doing paper work.

Dan Cohen reported as liaison to CB9 about the progress of a 22-story building at 121<sup>st</sup> Street between Broadway and Amsterdam. As a member of the 24<sup>th</sup> Pct. Council, he reported that crime is down 35%. However there has been an increase in felonious assaults.

Cynthia Doty, State Assemblyman Ed Sullivan, reported on the abuse of homeless people by landlords. Recommended a citizens committee to help the homeless people who are being housed in our community and announced his office is forming such a committee.

Aaron Lowenstein announced Councilmember Reed's upcoming forum on the Malibu.

John Simpson of Assemblyman Stinger's office reported that DOT is working on additional signage, which will put points on drivers' licenses.

Kenny Mance of the Monterey Garage addressed the two allegations presented by Russell Pinsley.

Linda Rosenthal, Congressman Jerrold Nadler's office, reported on the Congressman's insistence on the debate on the Hate Crimes bill on the floor of Congress.

Hope Cohen reported on the work of CB7's Sidewalk Task Force. The next meeting will be on October 16<sup>th</sup>.

Helen Rosenthal reported on the Budget Committee's work.

Ethel Sheffer reported on the public information meeting on Columbus Circle redesign, which took place last week. Trees and landscaping will provide a refuge for the public. There will be trees on the AOL Time Warner sidewalk. The newly established circular traffic pattern will be maintained.

Recommendations include better paving and signage. The lighting within the circle was praised.

However the streetlights (Grand Central) should be reconsideration.

Melanie Wymore reported on the 59<sup>th</sup> Street Rec Center.

## **Business Session**

### **Land Use Committee**

#### **Co-Chairs: Richard Asche and Hope Cohen**

1. Resolution to approve application 223-02-BZ by Sheldon Lobel P.C. for 320 West 84<sup>th</sup> Street Corp. to the Board of Standards and Appeals for the legalization of an existing cellar apartment which increase

the degree of non-compliance with respect to FAR and OSR at 320 West 84<sup>th</sup> Street was adopted: 32-0-0-0.

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

**Co-Chairs: Barbara Adler and Bob Herrmann**

2. Resolution to disapprove the proposal by the Department of Parks and Recreation to award a concession for the installation and operation adventure equipment (wall climbing, trapeze, trampoline, hot air balloon) in Riverside Park at West 105<sup>th</sup> Street lower level was adopted: 29-0-1-0.

### **Transportation Committee**

**Co-Chairs: Andrew Albert and Dan Zweig**

#### **Resolutions Re:**

3. Resolution to approve application by 333 West 84<sup>th</sup> Street Owners, Inc. to the Department of Transportation for a consent to construct and maintain a stoop, stair and planter at 333 West 84<sup>th</sup> Street was adopted: 29-0-0-0.

4. Resolution to disapprove the application by Mushtaq Ahmed to the Department of Consumer Affairs to construct and operate a newsstand at the S/E/C of Broadway and 67<sup>th</sup> Street was adopted: 28-0-0-0.

### **Landmarks Committee**

**Chair: Lenore Norman**

#### **Resolutions Re:**

5. Resolution to disapprove application #031228 to the Landmarks Preservation Commission to legalize the alterations to the front areaway at 57 West 90<sup>th</sup> Street (Central Park West-Columbus Avenue) without Landmarks Preservation Commission permits was adopted: 28-0-0-0.

6. Resolution to approve application #026587 to the Landmarks Preservation Commission to legalize the installation of a grate at the stoop and a security grille at the parlor floor window at 165 West 85<sup>th</sup> Street (Columbus-Amsterdam Avenues) without Landmarks Preservation Commission permits was adopted: 26-2-0-0.

7. Resolution to approve application #025327 to the Landmarks Preservation Commission to construct a rear-yard addition at 229 Columbus Avenue, d/b/a Pomodoro (West 70<sup>th</sup>-71<sup>st</sup> Streets) was adopted: 23-0-6-0.

### **Youth Committee**

**Co-Chairs: Peter Bailey and Sharon Parker-Frazier**

8. Resolution for After-School Programs was sent back to the Youth Committee for further consideration.

**Present:** Lawrence Horowitz, Chair, Barbara Adler, Andrew Albert, Annette Averette, Peter Bailey, Dan Cohen, Hope Cohen, Sheldon Fine, Guillermo Gonzalez, Jean Green-Dorsey, Doug Griebel, Phyllis Gunther, Marlene Guy, David Harris, Joyce Johnson, Ulma Jones, Betty Katz, Barbara Katzander, Barbara Keleman, Eric Nelson, Lenore Norman, Klari Neuwelt, William Meyers, Sharon Parker-Frazier, Oscar Rios, Helen Rosenthal, Hector Santana, Jr., Ethel Sheffer, Patricia Stevens, Elizabeth Starkey, D. Maria Watson, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

**Absent:** Linda Alexander, Janet Alvarez, Richard Asche, Beth Berns, Georgette Gittens, Robert Herrmann, John Howell, Marc Landis, Melanie Radley, Barry Rosenberg, Evelyn Tamarin, Barbara Van Buren, Thomas Vitullo-Martin, Robert Zuckerman.

**Youth Committee**  
**Co-Chairs: Peter Bailey and Sharon Parker-Frazier**  
**October 22, 2002 4:30PM at MLK**

**1. CB7 budget priorities for FY04.**

The following priorities were discussed and agreed on:

Expanding of after-school programs and increasing space by the utilization of more public school facilities in CB7 to include services such as job training and career development for the youth.

Increasing of daycare and pre-kindergarden slots, which are in high demand for working families in CB7.

**2. New Business**

The committee brought up the idea of having CBO's develop fundraising activities to provide more capital options in funding their after-school programs. Sponsoring a workshop on fundraising for parents and CBO's will be considered by the committee.

P.S. 165, located on 109th St. bet Amsterdam Avenue and Broadway, will be looked into for Landmark status. The parent community of P.S. 165 are very interested and will support the school getting the eligibility it needs to received such status.

Outreach to the M.S. 54 Beacon After-school, Manhattan Valley and other CBO's by inviting to future Youth Comm. meetings to get update on their programs.

**Committee Members Present:** Peter Bailey, Sharon Parker-Frazier, Guillermo Gonzalez, Patricia Stevens. **Committee Members Absent:** Evelyn Tamarin, Bob Zuckerman.

**Land Use Committee**  
**Co-Chairs: Richard Asche and Hope Cohen**  
**October 16, 2002**

**7:05pm**

**2290 Broadway.**

Discussion of proposal for a new enclosed cafe application for Westside Deli LLC, d/b/a Arties Deli, located at 2290 Broadway. Jeff Bank, Owner and Rob Bookman, Attorney representing Arties.

Mr. Bank stated that he is an independent operator, his only restaurant and sole business. West side residents would like to survive vs. large national chains. He is a neighborhood asset and support was shown by some board members as well as a letter of support from the Children's Museum, and representative from Scott Stringers office spoke in favor.

Mr. Bank provided a rendering and dimensions of the cafe as built nine (9) feet or approximately 23.6" wide, sidewalks leaving a clearance of approximately 14.6".

Discussion followed some concern from board members that this would open up for more enclosed cafes in this area, particularly on Broadway.

Resolution by Hope Cohen to approve, seconded by Linda Alexander.

<b><u>Motion</u></b>	<b><u>Failed</u></b>
Committee Members:	2-3-0
Board Members Present:	1-4-0
Public	0-0-0

<b><u>Motion to disapprove:</u></b>	<b><u>Passed</u></b>
Committee Members	3-2-0
Board Members Present	4-1-0

**7:45pm**

Joint Sidewalk Task Force with Land Use

Mr. Eric Wilson from City planning in attendance

Discussion of current existing process require a change in the zoning, waiting for administrative code later in the week / month.

Discussion by members and the chair that the general feeling is too many agencies. Streamlining is a very good idea. Improving enforcement. Committee and full board need more comprehensive facts.

<b><u>Motion stating and requesting above:</u></b>	<b><u>Passed</u></b>
Joint Committee	10-0-0
Board Members Present	2-0-0
Public	0-0-0

Discussion of coordinated street discussion of pay toilets proposal as well as all street furniture including bus shelters, newspaper stands, phone kiosks, trashcans, and advertising on them.

Discussion of City's plan to use only one (1) vendor for all 5 boroughs of New York City.

Tobacco and Liquor advertisement to be banned. Comment from Barbara Adler among others that this not much different from 1997 effort, sentiment then and now is not enough attention to the City's street clutter which seems to be more about increasing revenue and not addressing the growing problem of lack of planning and selection criteria.

Uniformly, members felt this report was not comprehensive enough in almost all areas and needed more work addressing the board's concerns more clearly.

**Land Use Committee Members Present:** Hope Cohen, Linda Alexander, Klari Neuwelt, Lenore Norman, D Maria Watson, Doug Griebel. **Land Use Committee Members Absent:** Richard Asche, Janet Alvarez, Peter Bailey, Melanie Radley, Ethel Sheffer. **Task force members Present:** Larry Horowitz, Marlene Guy, Bobbie Katzander, Ulma Jones, Elizabeth Starkey, Barbara Katzander.

**Transportation Committee**  
**Co-Chairs: Andrew Albert and Dan Zweig**  
**October 8, 2002**

1. Monica Blum & Richard Juliano appeared before the Committee to explain their proposal for "Winter's Eve" - the Lincoln Square B.I.D.'s Annual winter event that coincides with the lighting of the Christmas Tree at Lincoln Center. Their initial proposal was to close 63<sup>rd</sup> St. between Broadway & Columbus Avenue, West 66<sup>th</sup> Street between Columbus Avenue & Broadway, and the curb lane of Columbus Avenue bordering Richard Tucker Park. The Street Activity Permit Office (SAPO) and NYC Transit rejected the latter two locations, so the B.I.D. will use 63<sup>rd</sup> Street only. They will explore the option, suggested by Elizabeth Starkey, of using the wide sidewalk bordering the Mormon Church site, between 66<sup>th</sup> & 65<sup>th</sup> Streets. The Church will not be open by the date for Winter's Eve (Dec.2), but a new cafe will be.

2. James Smith, of 760 West End Avenue, presented his building's problems with the M96/M106 buses, and the stop at 97<sup>th</sup> & West End Avenue. Mr. Smith enumerated problems ranging from too many buses using the block of 97<sup>th</sup> Street bet. Broadway & West End Ave. as a layover (layover should be on 96<sup>th</sup> St. east of West End Ave), drivers parking their buses on 97<sup>th</sup> St. during their "breaks", buses using West End Avenue as a layover, etc. Andrew Albert said he would speak with Patrick Sullivan, the road manager or Manhattan, about the problems. NYC Transit will also respond to Mr. Smith.

3. Joel Shaw presented pictures and a list of abandoned bicycles (cyclo-carcasses) to the Committee for most of the CB7 district, south of 96<sup>th</sup> Street. Mr. Shaw assured the Committee that he would analogue the area north of 96<sup>th</sup> Street soon. He only included in his tally bikes that had parts missing, or were in considerable disrepair. He said some bikes were left attached to meters, bike racks, or other street furniture for over a year! A plan to have these bikes tagged and removed by the Department of Sanitation was deemed the best way to have these hazards removed.

4. The Committee discussed the list of locations forwarded by DOT for new bicycle rack locations, all of which were above 96<sup>th</sup> Street. After much discussion, the Committee voted on the following resolution:

Whereas the Department of Transportation provides lists of possible bike rack locations without specific site plans, without the name of the person or organization requesting the racks, without proof of notification of the affected landlord or the store owner, and

Whereas DOT uses orange spray paint to delineate the location of the proposed racks, which lasts for a long time, and which is NOT removed by DOT if the proposed location is disapproved;

Therefore Be It Resolved that CB #7 calls for a moratorium on the placement of any new bike racks in the CB#7 district until these concerns are addressed & corrected.

Committee: 7-0-0-0. Public: 0-1-1-0.

As an aside to the bike rack discussion, a representative from the Park Royal, on West 73rd Street, requested a bicycle rack for in front of the Park Royal, as a convenience for those patrons utilizing the health club on the premises. The Committee asked for something official from the board of the Park Royal before proceeding.

5. Doug Milles presented the many problems associated with the Taco truck/restaurant located at the SE corner of Broadway & 96th Street. Some of the obvious problems are:

1) This vehicle is so huge it blocks both motorists & pedestrian's views of each other.

2) This operation is no longer just a food van - it is a restaurant on wheels, making deliveries & taking

orders by cell phone!

3) It is leaving trash & noxious odors in its immediate area.

The Committee will endeavor, along with Mr. Milles & the Board office, to find out who the owner of the Taco van is, what his Health Dept. license entitles him to, and ascertain if there a more suitable location for this "restaurant on wheels". The assistance of the 24th Precinct may be required to obtain the DOH license.

6. The Committee discussed budget priorities. Due to the looming fiscal crisis, it was felt that we should fine-tune our budget priorities, and concentrate on those programs & policies that appear to be working, and provide the best "bang for the buck". Some priorities were dropped this year, and others were re-worded, and otherwise fine-tuned.

## 7. New Business

Peter Jenkins, a public member, felt the Board should take a position on maintaining the transit fare, especially with all the talk in the media about a looming \$2.00 fare. The Committee voted on the following resolution:

Whereas a fare hike is a tax hike for the majority of New Yorkers, hitting those who can least afford it, and

Whereas New York's transit system is the city's arteries, connecting all parts of the city to each other, maintaining commerce & social activity, and helping to keep the streets free of traffic & pollution, and

Whereas many companies choose to locate here due to the easy availability of transit for their employees, their social contacts, and the easily accessible work force, and

Whereas the transit system is a key component in the rebuilding of Lower Manhattan, and

Whereas Mayor Bloomberg has stated his intention of completely withdrawing the City's traditional subsidy to the MTA, a key factor in keeping the fare at affordable levels, and

Whereas Transit is an essential service to New Yorkers, along with Police, Fire, & Sanitation services,

Therefore Be It Resolved THAT CB#7 urges Mayor Bloomberg & Governor Pataki to do everything within their power to help keep the transit fare at its present \$1.50, while maintaining service at present levels.

Committee: 7-0-1-0. Public: 2-0-0-0.

## Other New Business

Diana Schneider, of ROAR, informed the Committee that the FAA is anticipating going back to the "use it or lose it" slot rule that was previously waived after 9/11. This change may well happen on October 26, 2002. This change may mean more aircraft over our area, regardless of demand. After discussion, it was agreed the Board should send a letter to the FAA & the Port Authority. The Port Authority is opposed to this change, and believes it will be counter-productive to their goal of fewer, but larger aircraft between city-pairs. M. Landis is drafting the letter.

**Committee Members Present:** Andrew Albert, Dan Zweig, Joyce Johnson, Bobbie Katzander, Barbara Keleman, Marc Landis, Klari Neuwelt, Oscar Rios, Elizabeth Starkey. **Committee Members Absent:** Barbara Van Buren, Tom Vitullo-Martin.



**Sidewalk Task Force**  
**Chair: Hope Cohen**  
**October 16, 2002**

**1. Proposed text amendment to the Zoning Resolution concerning sidewalk cafes (Joint with Land Use Committee)**

Eric Wilson of the New York City Department of City Planning (DCP) presented the application to revise the Zoning Resolution (ZR) in the following ways:

- streamline the language
- remove DCP from the administration of applications for unenclosed sidewalk cafes
- remove all regulations (other than zoning restrictions) on unenclosed sidewalk cafes from the ZR.

Mr. Wilson explained that this is part of an effort to streamline the administration and enforcement of (unenclosed) sidewalk cafes. The application process will be simplified and shortened, reducing expense and confusion for restaurateurs, and in return, stricter approaches to enforcement will be implemented. Mr. Wilson was not able to provide details on the application process and enforcement mechanisms, but reported that these would be forthcoming soon from the Department of Consumer Affairs (DCA), which would have complete authority (permitting and enforcement) over unenclosed sidewalk cafes. In response to a question, Mr. Wilson stated that DCP has no immediate plans to address the issue of enclosed sidewalk cafes. Regulations in the ZR concerning enclosed cafes are not changed at all by the proposed text amendment.

Board Discussion

Hope Cohen said that the proposed streamlining was a good idea, as the process is unnecessarily complex and time-consuming, and responsibility for enforcement is unclear; this will make DCA more accountable for addressing problem cafes. However, Ms. Cohen was concerned that the draft changes proposed for the City's Administrative Code and/or draft regulations from DCA were not available for the Board to consider in combination with the ZR text amendment. Many requirements are being removed from the ZR, and the Board needs to see if they will remain requirements in some other document.

Larry Horowitz warned Mr. Wilson against allowing self-certification by applicants of the correctness of their plans. (Self-certification language is not part of the proposed text amendment, but Mr. Wilson had mentioned it as a probable element of the streamlining of the application process.)

Mr. Horowitz and Klari Neuwelt were concerned about the role of the Community Board in the new process. Would there be room for the Board to exercise its own judgment on applications, including perhaps additional criteria for approval of cafes (cf. CB7's current 'nine-foot rule'), or would there be a standard checklist administered straightforwardly by DCA? Mr. Wilson believed that the role of Community Boards is unchanged by the proposal.

The Committee adopted the following resolution:

*WHEREAS the New York City Department of City Planning has submitted for approval a proposed amendment to the text of the New York City Zoning Resolution in the application #NO30119ZRY; and*

*WHEREAS the proposed text amendment deletes from the New York City Zoning Resolution many rules and restrictions related to applying for, siting, and operating unenclosed sidewalk cafes; and*

*WHEREAS Community Board 7/Manhattan maintains a strong interest in the siting and operation of unenclosed sidewalk cafes; and*

*WHEREAS any draft rules and regulations (e.g. proposed for inclusion in the Administrative Code of New York City and departmental regulations of the Department of Consumer Affairs) intended to replace those deleted from the New York City Zoning Resolution by the proposed text amendment have not been made available for review by Community Board 7/Manhattan; and*

*WHEREAS Community Board 7/Manhattan is concerned that important siting and/or operational criteria for unenclosed sidewalk cafes could be lost in the textual transition;*

*BE IT RESOLVED THAT Community Board 7/Manhattan endorses the concept of the proposed amendment to the text of the New York City Zoning Resolution in the application #NO30119ZRY by the*

*Department of City Planning to streamline the regulations concerning unenclosed sidewalk cafes; however, Community Board 7/Manhattan **cannot approve** the proposed amendment without first reviewing associated changes to the Administrative Code of New York City and departmental regulations of the Department of Consumer Affairs.*

Joint Committee / Task Force Member vote: 10-0-0-0

Board Member vote: 2-0-0-0

## **2. Coordinated Street Furniture Franchise**

### Board Discussion

The Task Force continued its discussion of the Coordinated Street Furniture Franchise proposal by the mayoral administration. The administration has requested that the City Council promptly approve release of a Request for Proposals (RFP) for a single vendor to design, build, install, and maintain all bus-stop shelters (approx. 3300), sidewalk newsstands (approx. 300), and new automatic public toilets (APTs, approx. 50).

Ms. Cohen reminded the Task Force that CB7 approved the Coordinated Street Furniture Franchise when it was submitted through the City's Uniform Land Use Review Procedure (ULURP) in 1996. However, at that time, reduction of sidewalk clutter was a major emphasis of the proposal, along with the advertising revenue stream for the City and the improvement in design and maintenance of franchise structures. Although CB7 had significant concerns about the extent of additional advertising that would be introduced into the streetscape, as well as about the siting of franchise structures, these concerns were counterbalanced by the Board's eagerness to see structures consolidated and overall sidewalk clutter reduced. The current version of the Coordinated Street Furniture Franchise has de-emphasized the goal of clutter reduction. It is primarily a revenue and upgrade-of-existing-structures proposal. APTs are also de-emphasized in the current proposal, as they are viewed as a significant cost item.

Task Force and Board Members discussed and decided to record the following comments on the proposed Coordinated Street Furniture Franchise:

- CB7 remains interested in reduction of sidewalk clutter as a goal of the Franchise and wants the administration to solicit designs that consolidate functions into fewer structures
- CB7 is specifically interested in designs that allow for incorporation of public pay telephones (PPTs) into franchise structures once the existing PPT franchise expires
- CB7 is specifically interested in designs that include trash-basket functionality, as well as the possibility of including standalone trash baskets as franchise items
- CB7 is concerned about the administration's intent to site APTs only in parks, and wants clarification about what is considered a park (e.g. Broadway Malls? Columbus Circle?)
- CB7 has traditionally been opposed to advertising in parks, and wants clarification about the role of advertising on APTs in parks
- CB7 is concerned about newsstands expanding beyond their mandate, both in terms of actual sidewalk sprawl and in terms of merchandise offered, and wants appropriate language regarding these issues included in the franchise documents
- CB7 sees the reduction of newsstand operator responsibilities (i.e. for construction, installation, and maintenance of newsstand structures) as an opportunity for the City to revisit the very low license fees paid by these operators.

With the City Council hearing coming up before the November 6 meeting of the Full Board, the Task Force decided to draft a letter, documenting the major concerns, to our Council Members and key administration officials, as well as preparing a resolution. Klari Neuwelt offered to draft the letter.

The Task Force adopted the following resolution:

*WHEREAS Community Board 7/Manhattan has been increasingly concerned about the amount of physical and visual clutter on our sidewalks; and*

*WHEREAS the presentation of the Coordinated Street Furniture Franchise proposal this time around has de-emphasized the need to reduce clutter and consolidate sidewalk structures; and*

*WHEREAS Community Board 7/Manhattan has a record of encouraging appropriate siting of automatic public toilets (APTs) in our district; and*

*WHEREAS Community Board 7/Manhattan has a record of opposing advertising in public parks; and*

*WHEREAS Community Board 7/Manhattan has long been concerned about the low license fees paid by sidewalk newsstand operators in return for use of valuable sidewalk real estate, frequently involving display and sale of items other than publications protected by the First Amendment;*

*THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan finds that the Request for Proposals (RFP) for the Coordinated Street Furniture Franchise should encourage, or even require, bidders to include provision of "news rack" space, as well as future public telephone installations, in their designs for bus shelters and/or newsstands; and*

*BE IT FURTHER RESOLVED that Community Board 7/Manhattan finds that the RFP for the Coordinated Street Furniture Franchise should encourage the provision of trash baskets of uniform design that also meet functional needs better than the current wire baskets; and*

*BE IT FURTHER RESOLVED that Community Board 7/Manhattan requests APT siting criteria to be broad enough to meet the need for public toilets among New Yorkers and tourists both in and out of parks; and*

*BE IT FURTHER RESOLVED that Community Board 7/Manhattan recommends that the City revisit the license fees for newsstands, the financial responsibilities of whose operators (i.e. for construction, installation, and maintenance of newsstand structures) would be diminished by the Coordinated Street Furniture Franchise; and*

*BE IT FURTHER RESOLVED that Community Board 7/Manhattan is concerned about and requires further information about: the role of advertising on APTs in public parks; the plans for special designs for franchise structures in landmark districts; and designing newsstands to display only appropriate newsstand merchandise; and*

*BE IT FURTHER RESOLVED that Community Board 7/Manhattan strongly urges the administration to consult Community Boards about siting of franchise structures in their respective districts.*

Task Force Member vote: 8-0-0-0 [?]

Board Member vote: 4-0-0-0 [?]

There being no further business, the meeting was adjourned.

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**Sidewalk Task Force Members Present:** Barbara Adler, Hope Cohen, Doug Griebel, Marlene Guy, Betty Katz, Klari Neuwelt, Elizabeth Starkey, Maria Watson. **Sidewalk Task Force Members Absent:** Janet Alvarez.

**For ZR text amendment item:**

**Land Use Committee Members Present:** Linda Alexander, Hope Cohen, Doug Griebel, Betty Katz, Lenore Norman, Maria Watson. **Land Use Committee Members Absent:** Janet Alvarez, Richard Asche, Peter Bailey, Melanie Radley Ethel Sheffer.

**Board Members Present:** Larry Horowitz, Ulma Jones, Bobbie Katzander.

**Parks, Cultural Affairs and Libraries Committee**  
**Co-Chairs: Barbara Adler and Bob Herrmann**  
**October 10, 2002**

**1. Presentation by the NY Public Library on capital and expense budget needs for FY04.**

**Presenter: Dean Smith**

Discussion of impact of budget cuts on NY Public Library. Presentation of "Expense Priorities FY2004." Phyllis Gunther inquired about Riverside Library, for which a capital project is moving ahead, and resulting in the branch having to close for approximately eight weeks. Klari Neuwelt and Doug Griebel inquired about the reasons for budget priorities.

Committee was asked to list the library renovations on the CB7 Priority List.

**2. Presentation by Department of Parks and Recreation on final plans for the restoration of sidewalk along Riverside Drive between West 79<sup>th</sup> and 87<sup>th</sup> Streets, contiguous to Riverside Park.**

**Presenter(s): Margaret Bracken, landscape architect, and Gus Frindt**

Two changes from the original plan are being implemented: (1) asphalt sidewalk material with granite strip is being used; and (2) landmark-style benches will be installed, differing from the initial design. They will be mirroring the benches in southern end of the park. In addition, Dept. of Parks will be replanting the area with Elm and Linden trees and re-pointing a wall on 84<sup>th</sup> Street. Committee previously approved the scope of work on this project.

Resolution/Outcome: Committee approved the renovation plans: 8-0-0-1.

**3. Update on free kayaking proposal by Downtown Boat House.**

**Presenter: Jim Wetteroth**

Program is running approximately 11 months late, but anticipate opening Kayaking facilities in May 2003. Everything is going forward vis-à-vis the Borough President's office. If the repairs are implemented, then the kayaking group will use original launch sites, previously approved.

**4. Review of the Department of Parks and Recreation's Request for Proposals for the operation of an outdoor café at the Hudson Beach Volleyball Courts, West 105<sup>th</sup> Street, Riverside Park.**

Discussion between committee members concerned two subjects: (1) Whether vendor may open establishment year round; and (2) whether a stipulation may be added to prohibit smoking at outdoor establishment.

**5. Review of the Department of Parks and Recreation's Request for Proposals for the operation of an Arts & Crafts Fair on Columbus Avenue between West 77<sup>th</sup> and 81<sup>st</sup> Streets and on West 81<sup>st</sup> Street.**

Discussion about the effect of non-local vendors on the businesses of area stores during the weekends in which the Fair is held.

Recommendation by Committee to request the promoter of event offer a booth discount or similar concession to local merchants.

**6. Capital Priorities of the Parks Department for 2004 as related to Committee Chairpersons by Department of Parks Manhattan Borough Commissioner William Castro.**

The Committee is submitting a list of capital priorities to be voted on by CB7 Full Board, as follows:

1. Restoration of Booker T. Washington Playground
2. Bloomingdale's Library: Renovation of branch
3. Restoration of the Pedestrian Ramp on the West Side of the 72<sup>nd</sup> Street Tunnel in Riverside Park
4. Reconstruction of 103<sup>rd</sup> -107<sup>th</sup> Street Ball Fields
5. St. Agnes Library: City Council FY04 commitment for full branch renovation
6. Restoration of Riverside Park Pedestrian Areas from 91<sup>st</sup> to 95<sup>th</sup> streets
7. Soldiers & Sailors Area Phase I Stabilization and Pedestrian Work
8. Restoration of the Children's House at Riverside Park at 101<sup>st</sup> Street
9. Hybrid Upgrade of the Recreation Center at 59<sup>th</sup> Street
10. Additional Water Trucks for Broadway Malls

Committee Recommended Expense Priorities to be submitted to CB7 Full Board, as follows:

1. Operating hours of New York Public Library restored to Six-day Service
2. Park Enforcement Personnel
3. Increase Number of Full-time skilled employees in Riverside Park
4. Increase the CD7 Workforce to assure Safe, Clean and Well-maintained parks and Playgrounds
5. Provide a dedicated maintenance crew for the Broadway Malls
6. Playground Associates
7. Personnel to Maintain Street Trees

**Committee Members Present:** Barbara Adler, Linda Alexander, Dan Cohen, Phyllis Gunther, Betty Katz, Klari Neuwelt, D. Maria Watson. **Committee Members Absent:** Bob Herrmann, Doug Griebel, Joyce Johnson, Bob Zuckerman.

**7:05pm**

Minutes of Land Use Committee meeting on the 16<sup>th</sup> day of October 2002.

**Attending**

Hope Cohen, Chair

- Linda Alexander
- Klari Neuwelt
- Lenore Norman
- D. Maria Watson
- Doug Griebel

**Sidewalk Task force members attending**

- Barbara Adler
- Marlene Guy
- Betty Katz
- Ulma Jones
- Elizabeth Starkey
- Barbara Katzander

**Community Board #7 Chair**

Larry Horowitz

Discussion of proposal for a new enclosed cafe application for Westside Deli LLC, d/b/a Arties Deli, located at 2290 Broadway New York, NY. Jeff Bank, Owner and Rob Bookman, Attorney representing Arties.

Mr. Bank stated that he is an independent operator, his only restaurant and sole business. West side residents would like to survive vs. large national chains. He is a neighborhood asset and support was shown by some board members as well as a letter of support from the Children's Museum, and representative from Scott Springers office spoke in favor.

Mr. Bank provided a rendering and dimensions of the cafe as built nine (9) feet or approximately 23.6" wide, sidewalls leaving a clearance of approximately 14.6"

Discussion followed. Some concern from board members that this would open up for more enclosed cafes in this area, particularly on Broadway.

Resolution by Hope Cohen to approve, seconded by Linda Alexander

**Motion**

Committee Members:

Board Members Present:

Public

**Failed**

2 – 3 – 0

1 – 4 – 0

0 – 0 – 0

<b><u>Motion to disapprove:</u></b>	<b><u>Passed</u></b>
Committee Members	3 – 2 – 0
Board Members Present	4 – 1 – 0

### **7:45pm**

Joint Sidewalk Task Force with Land Use  
Mr. Eric Wilson from City planning in attendance

Discussion of current existing process require a change in the zoning, waiting for administrative code later in the week / month.

Discussion by members and the chair that the general feeling is too many agencies. Streamlining is a very good idea. Improving enforcement. Committee and full board need more comprehensive facts

<b><u>Motion stating and requesting above:</u></b>	<b><u>Passed</u></b>
Joint Committee	10 – 0 – 0
Board Members Present	2 – 0 – 0
Public	0 – 0 – 0

Discussion of coordinated street, discussion of pay toilets proposal as well as all street furniture including bus shelters, newspaper stands, phone kiosks, trashcans, and advertising on them.  
Discussion of City's plan to use only one (1) vendor for all 5 boroughs of New York City.

Tobacco and Liquor advertisement to be banned. Comment from Barbara Adler among others that this not much different from 1997 effort, sentiment then and now is not enough attention to the City's street clutter which seems to be more about increasing revenue and not addressing the growing problem of lack of planning and selection criteria.

Uniformly, members felt this report was not comprehensive enough in almost all areas and needed more work addressing the board's concerns more clearly.

**Landmarks Committee**  
**Lenore Norman, Chair**  
**October 17, 2002**

**1. 40 West 68<sup>th</sup> Street-York Prep School.**

Ruth Dresdner, Nick Matterese; Architects. Application to construct a rear-yard addition, to enlarge the gymnasium, and to add a teachers' lounge and computer lab. The size of the school's population will not change.

The application is for a small infill addition of 1,400 square feet, consisting of a rear level and one story. That story will be 15 feet above street level. Addition will be constructed of concrete, no windows and black top roof. The addition cannot be seen from the street, but will reach the rear lot line and, therefore, York is going to LPC for approval next week.

Impact on the adjacent buildings: There are egress issues with 27 West 67<sup>th</sup>, but not with the synagogue on the other side. There is an old rubble wall the rear of the building, which might be harmed during construction, as well as a garden that will be walled in.

Barry Rosenberg stated that the community has not been properly informed. The head master of York has not returned numerous phone calls and stated in writing that, "a letter was handed to several doormen" or slipped under doors. He asked that this issue be held over until the community has been properly notified and has had the opportunity to meet with York Prep.

Jack Taylor, 27 West 67<sup>th</sup>, stated that the addition would completely block second egress for his building and has several pages of notes of attempts to contact York regarding the addition--to no avail. He also mentioned a rear garden that would be adversely affected.

Josh Bocian from Councilmember Gale Brewer's office stated that they had tried for three weeks to see the plans--to no avail-- and her office has communicated directly with LPC and is requesting a delay.

Lenore Norman stated that egress and light/air are issues for Land Use. Even though this addition would meet CoA standards, the committee agreed that the community must be properly notified and must be heard by York Prep and the architects. There are other provisos for the CoA: the rubble wall must be protected; stucco be used rather than concrete. The committee agreed to take no action pending notification of the community.

**2. 49 West 72nd Street.**

Tom Vail, architect and shareholder.

The application is to enlarge and add a second story to an existing penthouse.

The building is a 16-story coop with a penthouse set back 10' from the front and 24' from the rear. The proposal is to combine the existing three studio apartments into one, which would be the first story of the penthouse and would increase this floor by 165 sq. feet. A 1,300 square foot second story will be added for a total of 20' in height. A mock-up is in place now.

Materials: would appropriately match existing bricks and window patterns.

Impact: current penthouse, which was built with the building, is clearly visible from corners but not from directly across the street. The additional floor would be even more visible.



Lenore Norman stated that she has a problem with the size of the addition--it will be massive and asked if the addition could somehow be constructed toward the rear on the 24-foot terrace

Gina Stahlnecker: The existing penthouse can be seen very clearly and noted that a wall was built there this summer with no notification. Tom Vail replied that that was Local Law 11 work.

Resolution: The committee commends the architect/shareholder for doing an excellent job and for being aware of community concerns. The addition increases visibility from the public thoroughfare and the committee disapproves the application. Committee: 3-0-0-0. Public Member: 1-0-0-0.

### **3. 336 Central Park West.**

The application is to approve a master plan for future installation of windows and for governing future installation for through-the-wall AC grills.

Page Crowley, architect.

This is a Schwartz and Gross building built in 1927 with casement windows. Currently there is a melange of window types: original casements, new double hung and tripods. There are in-window AC units and various styles through-the-wall AC grills. All windows on the side and back and two rows the front of the building are double hung. Materials: painted aluminum.

The master plan is to make the building uniform and return all casement windows to vertical rows on the left and right sides of the front of the building and to have all tripod windows in the center rows of the front.

AC grills: The first floor will be left untouched as will the brick work between the first and second floors. All of the other AC grills will be lowered one row of bricks and will be uniform in size.

The committee, architect and coop president discussed the feasibility and enforcement of the master plan. New buyers must agree to replace new windows and grills according to the plan.

Resolution: The committee commended the architect for finding a creative solution and approved the master plan to replace windows and AC grills. Committee: 4-0-0-0. Public Member: 1-0-0-0.

### **4. 370 Columbus Avenue, d/b/a Potion Lounge.**

Application is for the installation of a bracket sign.

Chris Haramis, Owner.

Original bracket sign was installed without LPC approval and then removed. The owner is going through proper channels to reinstall the sign. The sign will project 40 feet from the façade. The bracket is metal and the sign will be made of plywood and painted royal blue. It is in keeping with other signs on the immediate vicinity.

Lenore Norman requested that there be finials at the ends of the bracket for a more finished look.

Resolution: Since the sign is the same as others in the area, and the owner agreed to finials, the committee approved the application to install the bracket sign. Committee 4-0-0-0. Public Member 1-0-0-0.

**Committee Members Present:** Lenore Norman, Ulma Jones, Bobbie Katzander, Patricia Stevens.

**Committee Members Absent:** Janet Alvarez, William Meyers. **Board Member Present:** Barry Rosenberg.

**Housing Committee**  
**Co-Chair: Beth Berns and Barry Rosenberg**  
**October 21, 2002**

**1. Discussion with the Department of Housing Preservation and Development on various programs to preserve and develop affordable housing.**

Department of Housing representative Michelle Macklin of the Division of Abandonment reported that in CB7 few housing units were being abandoned.

Michelle responded to community questions about conditions in several uptown hotels with permanent residents. The residents reported of the City's practices to house drug addicted tenants in these hotels and the unintended consequences of depriving them of quiet enjoyment of their space due to the behavior of the tenants and dealers entering the buildings to sell drugs.

Michelle gave the tenants in attendance the names of Tim Vance and Mac McCellan who run the special narcotics units in the Department of Housing. She urge them to contact this unit for help

**2. Presentation on tenants' rights in SROs and anti-eviction and anti-harassment provisions of the law.**

Terry Poe of the SRO Law Project on the West Side spoke of the services his organization provides.

The SRO project provides legal help to tenants threatened with evictions or who have not been able to get landlords to provide obligatory services.

Terry also responded to tenants questions on how they could seek remedy or relief concerning a host of complaints not responded to by landlords.

**Committee Members Present:** Barry Rosenberg, Jean Green Dorsey, Bill Meyers.

**Committee Members Absent:** Beth Berns, Annette Averette, Evelyn Tamarin.

**Heath and Human Services Committee**  
**Chairs: David Harris, Thomas Vitullo-Martin, (Barbara Van Buren on leave)**  
**October 22, 2002**

Committee Convened at 7:00 PM.

Approx 25 public members and community residents present. Attendance list on file.

**Agenda Item 1: Discussion with Dept. of Homeless Services (DHS) on placement of homeless families at 211 West 101<sup>st</sup> Street.**

**David Harris (DH):**

An overview of the issue, and the Committee's particular concerns.

DHS is placing homeless families temporarily (overnight) at a hotel at 211 West 101<sup>st</sup> St. These placements have created problems for the long-term residents of the hotel, for the neighboring buildings, and other agencies and the 24<sup>th</sup> Precinct have expressed concern. The committee is also concerned about the costs of this operation, and the value received, and the quality of the services provided the homeless families.

Present at the meeting are residents of the neighborhood, long-term residents of the Frant hotel and also residents of the Malibu Hotel. Because the Malibu is not receiving temporary placement of homeless families by DHS, the Committee held off discussion of Malibu issues until after the presentation by DHS.

**DH** reminded the Committee that CB7 had previously had an SRO Task Force in 1995, chaired by Elizabeth Starkey, and that the work and report of that Committee lead to widespread community support for a significant number of facilities that house and provide supportive services for individuals with special needs. This Committee is looking into the question of whether the current conditions call for a re-establishment of this Task Force, or of some similar body. (**DH** distributed the recommendations of the Task Force (1/95), attached to these minutes.) **DH** summarized: the Committee is interested in 3 questions:

1. Quality of life issues affecting the neighbors
2. Service needs of the population placed at the hotel (and those provided.)
3. Safety of the hotel for the use DHS is now making of it, including buildings concerns and the safety of the hotel's operations.

**Terry Poe** of the Goddard Riverside West Side SRO Project. (Poe also helped write the 1995 Task Force report.):

I believe the Committee should be broader. The Committee should insist that DHS more carefully investigate the background of those operating the hotels that it is now using for temporary emergency placements, like the Frant Hotel. It should investigate the immediate history of the hotel that has produced so many vacancies. We believe that in many cases long-term SRO tenants under rent protections have been forced out of their rooms by the landlords. We should demand that the city not reward landlords who have emptied apartments through harassment.

In these hotels, single rooms without a kitchen or bath rented to rent-stabilized tenants who were long-term occupants for about \$650 per month. The rooms came under Rent Stabilization law. The owner virtually emptied the building of all these tenants, at least some of whom became homeless in consequence. Now the city is renting these rooms at about \$85 per night and more, on a daily basis--\$2,600 per month per room without a bath or kitchen. This is an enormous financial reward for harassment, and I demand that the city not rent such rooms from landlords who have harassed tenants, or who have been convicted of criminal behavior in conjunction with their actions as owners, or who have emptied their buildings by harassment—and I mean that to include maintaining their building in such a manner that the conditions are unlivable by reasonable standards. The city must investigate the record of owners and managers/operators on all these counts.

The hotel at 211 W 101<sup>st</sup> St recently was fully occupied by long-term tenants. Today it has only 13 of these tenants remaining, and 89 open rooms. At least some of the people driven from these rooms are homeless, and might well become clients of DHS—with the city paying 5 times more per month in rent for them for the same room they had paid on their own.

The solution we see is permanent housing now, not wasting such an extraordinary amount of money on temporary rooms.

**Residents of 211 W 101<sup>st</sup> ST** (There were six residents present, one of whom spoke English and translated for the committee. Several residents spoke in Spanish. The comments below were the translation of several different residents' comments.):

We want you to understand what our building is like when the DHS clients arrive. The building is in turmoil. DHS clients come by bus. The first bus arrives at about 11:00 PM, and buses continue to drop off clients until about 1:30 AM. Those coming here are supposed to be women and children, but there are men present. No one knows who these people are and who is supposed to be here. They arrive with a pass from DHS, but there is no desk agent and no services. A firm called "Watchdog Security" has an employee here, and he looks at the pass. These "guests" are not given keys, and find their own rooms. The room doors are left open, unlocked. People who should not be in the building and do not have passes share the rooms. There is no security in the halls, and people are roaming up and down the halls, and in and out of the building, all night.

All of this is disturbing to us, deprives us of sleep, is a threat to our safety.

**Marlene Lee** (a resident of 103<sup>rd</sup> Street.):

There is a lot of street activity when the buses arrive and afterwards. The city should have security outside the hotel as well as inside.

At about 7:45 PM, the **Deputy Commissioner of DHS, Mary Ann Schretzman** arrived and began her presentation of DHS policies and plans:

DHS has two distinct target populations, "singles" and "families." Each present different problems. We have a strategic plan to prevent homelessness from happening.

“Singles” have more movement in-and-out of our system. In hard times they enter shelters, then in a little while they move out of the shelter to double up with someone, and then back in to the shelters. “Singles” tend to be people with mental problems, substance abusers, and the like. They often live on the street. We try to engage people who are living on the street to bring them in to the shelter system—not that everyone you see begging on the street is in fact homeless. Some of these are posers, and that makes assessing the population difficult. We will conduct a population census in the middle of the night this February, when these fakes are not around.

“Families” become homeless because of a lack of affordable housing. They could not pay the rent, or had to leave a relative’s house. Some are poor and had no place to go, so they enter our system. But others actually moved out—made themselves homeless—because they believed they would have a better chance of getting a place of their own through us. They believed they would have a higher priority for getting permanent housing through us. We have to prevent this from happening, and we have ten days in which to investigate whether they are truly homeless and sort it all out. However, during that ten days we need places for them overnight. We are under a court order, under penalty of contempt of court, to provide suitable emergency overnight housing for them. They cannot remain in our office facilities.

We try to get these families back into the facility they left. If that cannot be done, then they are declared eligible and placed in temporary housing. This housing looks like decent permanent housing, but it is for use only while permanent housing is found. The average time in this temporary housing is 9 months, and we are working to reduce that. It should be only a few weeks.

The singles population fluctuates a bit, depending on the economy. But now suddenly we are seeing a very large increase in the number of families entering the system, homeless. Some of these are coming in because they believe they will receive HUD Section 8 certificates.

We recently received a commitment of 6,000 Section 8 certificates, and have 2,000 permanent apartments in inventory. Section 8 certificates are used by a family to rent an apartment. The certificate makes up the difference in rent between one-third of the family’s income, which it must pay for rent, and the market rent for the apartment. There is a cap on how much the certificate will pay.

Now turning the specific questions concerning the Hotel Frant. The court order under which we operate requires that we provide adequate facilities for temporary and emergency shelter for these families—that means kitchen and bath inside the apartment, which the Frant does not have. The Frant rooms share a common bath in the hall, and have a central area for food preparation. We are working with the owner to install these facilities in each apartment. Meanwhile the hotel can only be used for emergency overnight stays. We have had good cooperation from Alan Lappis, the operator.

**Terry Po:**

The owner is Mark Hirsh—Lappis is only the front man. You need to deal with the owner. Hirsh has an office on the premises, where he normally is.

**Deputy Commissioner (DC) Mary Ann S:**

We thought we were dealing with the principal. We find out about these vacancies when the owner calls us and tells us they can take a certain number of our clients that evening. We must place these people, but of course we are concerned that we are dealing with legitimate, responsible owners. We will look in to what you have said.

**Marlene Lee:**

Problem is more than just getting the names of the owner. 1) Security in an out of the hotel is important, and DHS is not dealing with that. 2) The landlord has barred organizations from entering the building to provide services to these people there, and DHS should require the owner to accommodate these organizations with space. 3) I purchased my home nearby and have been investing a lot of money to improve it. This DHS program is greatly reducing the value of my property.

**Terry Po:**

Did DHS ask, "Why the vacancies?" There were brutal eviction efforts by the owners of several of these "boutique" hotels that you are now using or considering using. Look at the experience with the Colonial, 611 W 122<sup>nd</sup> Street, another building Hirsh owns. It had been filled with undocumented workers. An HPD inspection was scheduled. The owners told the residents that the HPD inspectors were actually INS agents, and they all fled overnight.

Hirsh is asking for a certificate of no harassment for the Colonial. It is hard to dispute this request, because there are no tenants left, none can be found.

These owners should not be rewarded by the city with huge payments for the use of the apartments they drove legitimate tenants from.

**DC Mary Ann S:**

We have never done this before.

**Arron Biller, W 98<sup>th</sup> St Neighborhood Coalition:**

Is CB7 advocating dumping this population into our community? We already have accepted a lot of more difficult cases than any other area of the city. Our community cannot handle more. There are no additional resources for the community to deal with the problems these cases bring with them. The police are stretched already and are being cut.

**Other residents of the neighborhood (identity not recorded):**

Object to our taxes being used for a program that damages our neighborhood. People on the street aggressively panhandling, threatening. Problems for the stores from damage to their windows, to shoplifting.

**Responses (from committee members and others):**

There are several different programs placing clients in hotels, like the Malibu which is being used to house AIDS patients, in our community. Some of the problems described are specific to buildings that are not part of the DHS services. We are trying to address the DHS problem tonight.

**DC Mary Ann S:**

DHS is providing for those we are sending to hotels. But we have a problem with staffing. It is possible that we could negotiate with some of the owners, and that we could get them to provide some additional services.

**Elizabeth Starkey (Committee member):**

Deputy Commissioner, what is turning the community against your program is this chaos in placement.

**DC Mary Ann S:**

Here is our problem. We are under court orders to place families in facilities with private baths and kitchens, until we find permanent housing. Our length of stay in these temporary facilities is 9 to 10 months on average now. We need additional temporary facilities. We are looking toward permanent housing to fill these need. Our goal is to get out of scatter site housing and out of hotels.

Some operator calls and says he has 50 vacant rooms, We have 100 families, new today we must house tonight under the court order. We need those rooms. We immediately check out the facility, for use that evening. If we do not like the place that is offered, and turn it down, it puts us in contempt of court. Sometimes we have to do this. Contempt of court is an issue.

In the emergency shelter phase of our processing—we have up to ten days to investigate eligibility—little happens to settle the family or provide for its needs. The families are only in the system at night. That is how we are using the Frant now. The families are fed in our offices during the day.

But in the temporary housing phase—after the families has been determined to be eligible, and are waiting for permanent housing to be found (the phase that is now averaging 10 months)—the families are given adequate housing (bath and kitchen) and are assigned a case worker who sees to it the children are enrolled in day care or in school, and deals with transfers that might be required. We try to keep children in school during the temporary phase.

In the 10 day screening phase, about 30 to 40 percent of the cases are screened out.

**Committee member** (name not recorded):

Do you have any contracts with these hotel operators. Could some of that very large amount of money be applied to services. Could you require them to provide services as part of the contract? The city is paying in the range of \$3500 per month per room, almost \$40,000 per room per year. The amounts of money are very large.

**DC Mary Ann S:**

We have verbal agreements. We do not have contracts. So we cannot negotiate very much. But that is also an advantage. We do not have to use the facility.



**Resident of the Frant:**

At first, the bus came and dropped people off at the corner, beginning at 11 PM, and then latter at 12:00 up to 2:30 AM. They had to walk to the building. Now the bus drops them in front of the building. There are two-three-four people on a single pass, living in one room. The security is poor. There is no one at the desk, except for the security agent. He does not know who belongs on the pass.

Also, the rooms are too small for a kitchenette and a bathroom.

**David Harris:**

Deputy Commissioner, thank you very much for coming here and discussing the problems with us. We see an opportunity in the amounts spent in these hotels to provide services that will help solve these problems. We think more targeting can take place. We are very concerned about services in the buildings, that the buildings remain safe for the long term tenants and that these tenants not be driven from them by this homeless program, and we are concerned about the safety of the property and security in the building and in the neighborhood.

DHS must make an effort to find out “why the vacancies are there.” DHS must not reward harassing landlords. It must negotiate agreements for proper services and security in the buildings and outside them.

We need to move on to other items on our agenda. We are considering calling for a reestablishment of the Task Force, which had been chaired by Elizabeth Starkey and on which Terry Poe had served, and had been so successful in dealing with a similar problem. DC Mary Ann S has left her phone number with us, and we will be in further communications with her.

**Penny Ryan:**

Update on the Malibu. Ryan Health services now has a weekly program in the Malibu, and they have had 39 contacts there, and four people have come directly to the Ryan Health facilities on 97<sup>th</sup> Street. The Citywide Harm Reduction Coalition is also there. The owner of the Malibu, Hank Fried, is providing on-site space in the lobby for Ryan in two weeks; he may provide office space in the future. He has also responded to the problem of graffiti on his property, and has cleaned it up.

DOB, HPD, NYFD, the Mayor’s office and CB7 have inspected the Malibu three times. There are problems, which they are fixing, but they are on track to receive their Certificate of Occupancy.

We have been learning about what to look for in dealing with these small hotels that are being used for city programs. Now we will be going to the next five hotels.

On other matters, the 24<sup>th</sup> Precinct has a new commander, D.I. James Dean, and we are updating him on SROs in the district. He comes from NYPD narcotics division.

**Resident of 105<sup>th</sup> St and WEA:**

I have lived here for 35 years, and have seen many changes. Things are going back to the bad days of years ago. People are tired of complaining. I have gone to my assemblyman about this—the first time ever. I object to the constant panhandling. My students are afraid to get off the subway at 103<sup>rd</sup> Street because of all the people hanging around. They feel threatened. I see it myself. It is affecting my livelihood.

**David Harris:**

We can address specific problems of individual hotels, but that is being reactive.

We are trying to figure out how to proceed, how to correct the situation so these kinds of problems do not develop, not just be reactive. Elizabeth Starkey chaired the SRO Task Force that reported in 1995, and we are considering something like that again. Our real problem is that we have limited community resources and our community is bearing a disproportionate share of the burden of this program. The precincts have too few police and they are being further cut. Those bused to these hotels for emergency overnight stays receive no services. The hotels appear to be chaotic. There have been no negotiations with the owners of these commercial hotels to provide some of the needed services. And the long-term contracts that such negotiations might involve would possibly not be better for the community. We need to understand what is happening. There are big problems.

**Thomas Vitullo-Martin:**

One of the problems is that we are getting a distorted market in this emergency housing. The city, through several agencies, is competing with itself, driving up prices for these otherwise vacant units. These rooms are in small hotels that have lost their tourist trade—or missed that market entirely.

**Elizabeth Starkey:**

What do we do about the Frant? We need to say something to DHS about its use of the Frant, about its use as “conditional” housing (for emergency shelter.) We should discuss among ourselves what the standard should be in

- Size of rooms
- Number of people per room
- Space in the building for services for the clients
- Space for socializing—common areas where people in the crowded rooms can gather
- Should have not-for-profits administer these hotels
- Should be a cap on the number of families at any one hotel
- DHS should check on ownership of the hotel
- Require provisions for security inside and outside hotel
- Require protections for long-term tenants in hotels, for their peaceful enjoyment of their leaseholds.

We also need a census of DHS placements by community—is the West Side getting more than its fair share of these placements.

We need a hand in drawing up any contracts with the hotel owners.

**Sherm (Lotus Garden)** Why should the city not protect itself with a memo of understanding with these owners?

**Terry Po:**

DHS does not have these. There is none at the Frant.

**Tom Sunderland**, a neighbor of Frant :

I have now been to several meetings on this issue. Every meeting is reinventing the wheel. Why reconstitute what you did in 1995? What was done then is not working now? What is different about what is going on now?

**Tom Vitullo-Martin:**

Boutique hotels. The conversion of many of the SROs of the mid-1990s into boutique tourist hotels. Many long term residents lost their rooms, despite their rights to them under rent stabilization. Now those hotels, with their debt from renovations, are without tourists. There are more of these hotels in our community in this shape than just the ones that are before us now.

**David Harris:**

We need a more systematic understanding of the problems with these hotels, which ones should we be concerned about?

**Community resident:**

Mildred, Park Royal—why is there no standing committee of CB7 to deal with this issue?

**Elizabeth Starkey:**

We had success on this issue. But we must all remember that the SROs are private property, not controlled by a government contract or government program. We have limited ways of approaching them.

**David Harris:**

I propose the following: 1) DHS should develop contracts or their equivalent with the owners of the hotels that incorporate standards for operations and services. CB7 should meet with DHS to help with the development of these. And 2) The committee calls for the creation of a task force or its equivalent to deal with the various programs placing people in hotels in our community, temporarily or permanently.

**[The committee was in unanimous agreement on this recommendation.]**

## **Agenda Item 2: Malibu Update.**

**Residents of Malibu:**

People placed in this hotel need more services. Some of them need help on everyday matters. There services in the hotel only once a week, on Mondays.

**Allan Horner:**

My building is a former Mitchell-Lama building, and we have a lot of experience with bogus eviction efforts. The problem is clear; legislation has made it profitable for owners to get rid of long term tenants.

**Penny Ryan:**

Malibu is on schedule to be issued a C of O. A certificate of no harassment has already been furnished.

**Agenda Item 3: HHS Committee Priorities for Draft Budget**

The committee reviewed the budget priorities that had been supported for the current budget period. It decided that these priorities should not be reset.