

**Full Board Meeting  
Lawrence Horowitz, Chair  
July 1, 2003**

Chair Larry Horowitz called the meeting to order.

**Chair's Report**

Announced sidewalk cafes moving to Transportation Committee. Merging Housing and Land Use Committees. The new 20<sup>th</sup> Precinct Commanding Officer, Captain James Murtagh, was introduced.

Dan Zweig, Elections Committee Chair, announced nominations for board officers will be held in September and elections in October.

John Howell publicized the July 9<sup>th</sup> Uniformed Services meeting on port security.

**Legislators' Reports**

Councilmember Gale Brewer distributed packet of information on the FY04 budget. \$7-\$8 million in hand for 59<sup>th</sup> Street Rec Center. Mr. Horowitz expressed accolades to Gale.

State Assemblyman Scott Stringer spoke on the Mayor's proposed charter revisions and introductions of legislation for Charter Commission.

**Public Session**

John Druckman, Mayor's Community Assistance Unit, spoke on graffiti cleaning on Columbus Avenue.

Melissa Mark-Viverito, announced candidacy for City Council, District 8.

Barbara Gerson, West 95<sup>th</sup> Street Residents Association, spoke against the West 96<sup>th</sup> Street traffic study proposal to make West 95<sup>th</sup> Street eastbound traffic.

Ron Kapon, 20<sup>th</sup> Precinct Council, reported on the Council and newboxes at 79<sup>th</sup> Street and Amsterdam Avenue.

Leslie Merlin, Alexander Robertson School, spoke against the change of traffic pattern of West 95<sup>th</sup> Street.

David Grimes spoke against the West 95<sup>th</sup> Street traffic pattern.

Mary Butler, West 95<sup>th</sup> Street Residents Association, requested the board to keep 95<sup>th</sup> Street west bound.

Joyce Goodman, Assemblyman O'Donnell's office, spoke.

Jason Haber, Assemblyman Scott Stringer's office, announced their report on health in education.

Aaron Lowenstein, Councilmember Philip Reed, announced budget will allow refurbishing call boxes in Central Park and stabilizing libraries in area.

April Humphrey, State Senator Schneiderman, announced new district office at 184<sup>th</sup> Street.

## **Business Session**

### **Transportation Committee**

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

1. Resolution to approve the renewal application #B01768 to NYC Taxi and Limousine Commission by New Superior Radio Group Corp. at 921 Columbus Avenue for a For Hire Base Station license was withdrawn by the committee.

### **Health and Human Services Committee**

#### **Co-Chairs: David Harris and Barbara Van Buren**

2. Resolution to approve the proposal by Fountain House to add two residents to their existing licensed treatment apartment located at 251 West 92<sup>nd</sup> Street was adopted: 29-1-0-0.

### **Land Use Committee**

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

#### **Joint with Transportation Committee**

3. Resolution to approve 721/739 Amsterdam Avenue, New Amsterdam Houses (West 95<sup>th</sup>-96<sup>th</sup> Street.) application #C 030176 by New Amsterdam Associates to the Department of City Planning for a special permit to change the use of an existing accessory residential parking garage in an existing mixed-use building to an attended public parking garage with a maximum capacity of 185 spaces, including 93 accessory spaces, on portions of the ground floor, cellar and sub-cellar; and to exempt up to 8,521 square feet of floor area on the ground floor below a height of 23 feet above curb level from the definition of floor area was adopted: 20-10-3-0.

### **Land Use Committee**

#### **Resolutions Re:**

4. Resolution to approve 146 West 90<sup>th</sup> Street, West 90<sup>th</sup> Street Education Project (Amsterdam-Columbus Avenue.) Application N030404ZRM to the Department of City Planning for a Zoning Resolution text amendment to modify the ownership provisions of Section 78-06 for Large Scale Residential Developments (LSRD) to allow: Application for modifications of Residential Large Scale authorizations and special permits granted in connection with an Urban Renewal Plan that has expired; and Modification of a previously approved LSRD for the former West Side Urban Renewal Area in order to withdraw Site 33 from the LSRD was adopted: 33-0-0-1.

5. Resolution to approve renewal application DCA#1109932 to the Department of Consumer Affairs by The Westside & Broadway Group, Inc., d/b/a Carne at 2737 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats was adopted: 33-2-0-0.

6. Resolution to approve renewal application DCA#0907818 to the Department of Consumer Affairs by MaryAnn's Mexican Restaurant, Inc., d/b/a MaryAnn's at 2454 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats was adopted: 34-1-0-0.

7. Resolution to approve renewal application DCA#073525 to the Department of Consumer Affairs by Fiorello's Roman Café, Inc., d/b/a Fiorello's at 1 Lincoln Plaza, for a two-year consent to operate an unenclosed sidewalk café with 24 tables and 49 seats was adopted: 34-1-0-0.

8. Resolution to approve new application DCA#1139454 to the Department of Consumer Affairs by Talia's Restaurant Group, LLC, d/b/a Talia's Steakhouse and Bar at 668 Amsterdam Avenue,

for a one-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats was adopted: 30-4-0-0.

9. Resolution to approve renewal application DCA#1085915 to the Department of Consumer Affairs by Ixhel Corp., d/b/a Café Frida at 368 Columbus Avenue, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 28 seats was adopted: 29-6-0-0.

10. Resolution to approve renewal application DCA# 1062767 to the Department of Consumer Affairs by Plaza Mexico, Inc., d/b/a Mama Mexico at 2672 Broadway, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats was adopted: 29-6-0-0.

11. Resolution approve new application DCA#1138270 to the Department of Consumer Affairs by Le-Se Amsterdam Avenue, Inc., d/b/a The Dive Bar at 732 Amsterdam Avenue, for a one-year consent to operate an unenclosed sidewalk café with 7 tables and 17 seats was adopted: 27-5-1-0.

### **Landmarks Committee**

#### **Co-Chairs: Lenore Norman and Patricia Stevens**

12. Resolution to approve 389 Amsterdam Avenue, d/b/a Emack & Bolia (West 78<sup>th</sup>-79<sup>th</sup> Street.) application #033658 to the Landmarks Preservation Commission to modify storefront infill on Amsterdam Avenue façade installed without Landmarks Preservation Commission permits was adopted: 36-0-0-0.

13. Resolution to approve 48 West 89<sup>th</sup> Street (Central Park West-Columbus Avenue) application #036989 to the Landmarks Preservation Commission to alter the metal gate at the entrance underneath the stoop and to install new doors was withdrawn.

14. Resolution to approve 285 Central Park West application #03-6862 to the Landmarks Preservation Commission to establish a master plan governing the future installation of windows was adopted: 36-0-0-0.

15. Resolution to approve 124 West 87<sup>th</sup> Street (Columbus-Amsterdam Avenue.) application #027225 to the Landmarks Preservation Commission to construct a new stoop was adopted: 36-0-0-0.

16. Resolution to approve 747 Amsterdam Avenue, Claremont Children's School (West 96<sup>th</sup>-97<sup>th</sup> Street.) application #035673 to the Landmarks Preservation Commission to construct a rooftop play area enclosure and a stair was sent back to the committee for further discussion.

*Present:* Larry Horowitz, Chair, Barbara Adler, Andrew Albert, Linda Alexander, Janet Alvarez, Peter Bailey, Dan Cohen, Hope Cohen, Sheldon Fine, Deborah Gobble-Lewine, Georgette Gittens, Jean Green-Dorsey, Douglas Griebel, Phyllis Gunther, Marlene Guy, Robert Herrmann, John Howell, Barabara Katzander, Barbara Keleman, Marc Landis, William Meyers, Eric Nelson, Klari Neuwelt, Lenore Norman, Melanie Radley, Oscar Rios, Barry Rosenberg, Helen Rosenthal, Ethel Sheffer, Patricia Stevens, Evelyn Tamarin, Barbara Van Buren, D. Maria Watson, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

*Absent:* Richard Asche, Annette Averette, Guillermo Gonzalez, David Harris, Joyce Johnson, Betty Katz, Sharon Parker-Frazier, Michael Roberts, Hector Santana, Jr., Elizabeth Starkey, Thomas Vitullo-Martin.

**Minutes**  
**Parks, Cultural Affairs & Libraries Committee**  
**Co-Chairs: Barbara Adler and Bob Herrmann**  
**July 10, 2003 at 7:00 PM**

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1. Presentation by the Central Park Conservancy on the reconstruction of the pedestrian street lights on Central Park South between Grand Army Plaza and Columbus Circle.

Ed Benson and Gary Dearborn from the Central Park Conservancy made the presentation, which was both a preliminary and final design. The project is a joint one between the Conservancy, NYC DOT, and is partially privately funded. The area now has lampposts that are inconsistent in type, and some areas don't have enough light. This project will install pedestrian arms to the lampposts along the park side of the street, where it is too dark currently.

**Whereas**, the M-style street lamps proposed for Central Park South between Grand Army Plaza and Columbus Circle (59<sup>th</sup> Street) are in keeping with the historic nature of the area, and

**Whereas**, this area is the only part of the Grand Army Plaza area that has not received a comprehensive design and restoration, and

**Whereas**, the most significant deficiency of the streetscape along Central Park South is the existing lighting infrastructure, both for its inconsistency of lighting fixtures and inadequate light, and

**Whereas**, the new street lamps will include pedestrian lighting in the same style as the lamp posts that light the sidewalks, thus increasing a feeling of comfort and safety at night and will be lit with 250 watt high pressure sodium "teardrop" luminaries (street lamps) and 175 watt metal halide "teardrop" luminaries for pedestrian lights,

**Be It Resolved** that Community Board 7/Manhattan approves the preliminary and final proposal for the reconstruction of the pedestrian and street lights.

**Vote:** Committee: 5/0/0/0/ Public: 3/0/0/0

2. Presentation by the NYC Dept. of Parks and Recreation on the proposed design for the food concession in Riverside Park South at West 70<sup>th</sup> Street.

Steven Colucci of Colucci & Co is the principal, and he was at the meeting with his architect, Charles Dalessio. The presentation included a rough model and architectural drawings. In addition, they had samples of the small glass mosaic tiles which are to encase the structures. The colors are all in water tones of darker and lighter aqua, and all present, felt they were attractive. The design of the concession, as well as the structure that will house the two ADA bathrooms, are curvilinear in nature, following the feeling of the water. It should be noted this was a preliminary schematic only, and we expect and were assured they will come back to the committee with final drawings.

**Whereas**, the preliminary schematic design proposal for the food concession in Riverside Park South at West 70<sup>th</sup> Street includes two ADA well-lit bathrooms, and is a pleasing curvilinear design sheathed in small glass mosaic tiles in three shades of water tones,

**Be it Resolved** that Community Board 7/Manhattan Approves the schematic design, and understands that when the final design for the concession is prepared, it will be presented to the Board for comment and a vote.

**Vote:** Committee: 5/0/0/0 Public: 2/0/0/0

3. Review of the RFP for the development and operation of WiFi at the 79<sup>th</sup> St. boat Basin in Riverside Park, and at the Dairy, Arsenal roof, Rumsey Playfield, Loeb Boat House, Mineral Springs Snackbar, and the 86<sup>th</sup> St. shops in Central Park.

K.C. Sahl made a brief presentation. The RFP's had already gone out, making our review pointless. However, he said the impact made by placing the necessary equipment to enable WiFi was miniscule, and barely noticeable.

4. New Business: Barbara made the following announcements: Look for the "Urban Drive-In, a walk in (sit on the grass outside) weekly event in Riverside Park at 104<sup>th</sup> Street. Free old movies about New York will be shown once a week, either on Wednesday evenings or Thursdays. Look for the announcements.

The meeting adjourned at 8:25 PM.

Submitted by Barbara Adler

**Committee Members Present:** Barbara Adler, Bob Herrmann, Linda Alexander, Klari Neuwelt, D. Maria Watson. **Committee Members Absent:** Dan Cohen, Phyllis Gunther, Betty Katz.  
**Board Member Present:** Hope Cohen.

**Land Use Committee Minutes**  
**Co-Chairs: Richard Asche and Hope Cohen**  
**July 16, 2003**

1. **366 Columbus Avenue** (West 77<sup>th</sup>-78<sup>th</sup> Street.) Renewal application DCA#1001640 to the Department of Consumer Affairs by The Greenhill Group, LLC, d/b/a Spazzia at 366 Columbus Avenue, for a two-year consent to operate an enclosed sidewalk café with 14 tables and 36 seats.  
**Presenter: James Wang, Representative for Spazzia**  
**Discussion: Straight renewal, no changes to original plan.**  
**Outcome/Resolution: 5-1-1-0 Public/Board 2-0-0-0**
2. **2450 Broadway** (West 90<sup>th</sup>-91<sup>st</sup> Street.). Renewal application #0940252 to the Department of Consumer Affairs by Carmine's Broadway Feast Inc., d/b/a Carmine's at 2450 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.  
**Presenter: Carl Delponte, GM; Gary Pologna, Director of Operations**  
**Discussion: Straight renewal, no changes to original plan. Shelly Fine spoke on behalf of the restaurant and confirmed that sanitation was up to par.**  
**Outcome/Resolution: 6-0-0-0 Public/Board 2-0-0-0**
3. **2387 Broadway** (West 87<sup>th</sup>-88<sup>th</sup> Street). Renewal application #0949283 to the Department of Consumer Affairs by Café 87 Inc. d/b/a Hot and Crusty at 2387 Broadway, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 14 seats.  
**Presenter: Did not appear.**  
**Discussion: As follows.**  
**Outcome/Resolution: Whereas the Café has not been managed properly in the past, the applicant did not appear at the Committee meeting, the café has expanded beyond its boundaries, garbage is still spread out on the street and the owner has ignored repeated warnings, the Committee votes to disapprove.**  
**9-0-0-0; Public/Board 1-0-0-0**
4. **103, 137, and 151 West 108<sup>th</sup> Street.** Discussion with the Department of Housing Preservation and Development on recommendations for the disposition of city-owned properties at 103, 137, and 151 West 108<sup>th</sup> Street, which currently have active garages on them.  
**Presenter: Ibo Balton, Director, HPD;**  
**Discussion: Regarding properties acquired through condemnation. Mr. Balton** described build-out scenarios. Analyses of specs for prospective uses distributed to board members, based on studio units; Committee can use this to extrapolate to other size units. Option one includes scenario of current zoning; option two is for upgraded zoning, i.e., R8. The Committee agreed that rezoning would take too much time (especially as it should be for the neighborhood if done, and not the one 'spot'), and therefore to concentrate on the current zoning.

Letter of May 7, 2003 distributed to committee from garage tenants, E&B Operating Corp. and HRF Operating Corp., requesting the current usage be maintained. Committee discussed various issues. Hope Cohen encapsulated issues regarding the Committee's role, i.e., helping HPD set up its RFPs according to the perceived needs of the community.

**Outcome/Resolution:** Committee recommends community hearing for first or second week of August with advance notice given to local groups, after which a list of recommendations will be passed on to HPD. Doug Griebel, Dan Cohen and Tom Vitullo-Martin will spearhead the effort and must first determine the plan for conduct of the hearing and what CB7 will know/determine as a result of it.

**In response to HPD's request, CB7 will write a letter to the HPD Commissioner summarizing work done on this issue and the timeline anticipated by CB7 for the hearing and CB7's determination.**

5. Discussion of district needs statement and FY04 and capital and expenses priorities for the FY05 NYC Budget.

**Discussion:** Previously, the former Housing Committee put in priority recommendations for intercoms and security cameras in public housing; agency response was just received as 'Federal/State funds required'. Other possible budget priorities include increased enforcement agents (HPD and DOB), and capital improvements to the park at Booker T. Washington Houses.

**Outcome:** Tom Vitullo-Martin and George Zeppenfeldt will redraft the Housing portion of the District Needs Statement and circulate it to the Committee.

6. New Business

**Committee Members Present:** Richard Asche, Hope Cohen, Linda Alexander, Janet Alvarez, Doug Griebel, William Meyers, Lenore Norman, Melanie Radley, Tom Vitullo-Martin. **Committee Members Absent:** Annette Averette, Peter Bailey, Betty Katz, Barry Rosenberg, Ethel Sheffer, Evelyn Tamarin, D. Maria Watson. **Board Members Present:** Barbara Adler, Shelly Fine, George Zeppendfeldt-Cestero.

**Landmarks Committee**  
**Co-Chairs: Lenore Norman and Patricia Stevens**  
**July 17, 2003**

**1. 2722 Broadway.**

Application is to alter the ground floor façade design. Larry Shack, COO Common Ground Community; James Ruggieri, Project Manager, and Jonathan Raible, architect.

Mr. Shack provided background information on Common Ground Community and the building at 2722 Broadway. The store under renovation will be a community-based Ben & Jerry's. In the renovation process a 1937 Max Spevak mosaic was discovered at the right exterior corner. The Arts Commission is pleased with the restoration of the mosaic.

The Arts Commission has approved everything but the materials are still pending. The architect wants to use black, painted metal frames for windows, black tiles and gray zinc cladding. Both the commission and the committee want the cladding to be a darker gray or black because it will enhance the mosaic.

WHEREAS, the architects are restoring an historical mosaic; and

WHEREAS, they are working closely with the Arts Commission to choose appropriate materials;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the Arts Commission by Common Ground Community regarding the ground floor commercial façade design.

*Committee: 5-0-0-0. Public: 1-0-0-0.*

**2. 52 West 74th Street.**

Application to legalize construction of a deck and railings in non-compliance. David Turner, Architect.

A rooftop addition had been grandfathered in. In December 2002. A deck was added. The contractor miscalculated and the deck should have been 2-3" lower. Consequently, the wood face of the deck gives the appearance of being slanted. The architect proposes to alter the wooden face, at the deck side, facing front, to level a line at the railing base.

WHEREAS, the owner is seeking to legalize the rooftop deck;

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application #0037402 to the Landmarks Preservation Commission to legalize the construction of a roof deck and railings in non-compliance.

*Committee: 5-0-0-0 Public: 1-0-0-0.*

**3. 62 and 64 West 70<sup>th</sup> Street.**

Applications are to build two identical rooftop additions on abutting buildings that are owned by the same person. The additions will be 16' by 13.5' and are, approximately, 2/3's of the way back and are not visible from 70th Street. These buildings lay just behind the one-story Banana Republic store on Columbus Avenue. What will look like a brick wall (there will be no windows facing Col. Ave) will be very visible from the public thoroughfare.

WHEREAS, the rooftop additions will be highly visible from the public thoroughfare;



BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** application.  
*Committee: 2-3-0-0 Public: 1-0-0-0.*

#### **4. Resolution re: Fees for Landmark Permits**

On July 8, 2003 the Landmarks Preservation Commission held a public hearing on a proposed rule to institute fees for LPC permits. The fees will be tied to building department application fees. Therefore this will affect only applications for certificates of no effect and certificates of appropriateness. The fees are expected to amount to approximately \$1,000,000 a year, which will go into the general fund.

WHEREAS over the years, historic preservation has contributed to the quality of life in New York City; and

WHEREAS, these fees will discourage communities and individual buildings from seeking landmark status; and

WHEREAS, these fees will constitute a penalty for preservation and discourage people from applying for permits; and

WHEREAS, the fees may encourage less expensive work and materials; and

WHEREAS, alternate means of raising revenue have not been fully explored

THEREFORE BE IT RESOLVED THAT Community Board **disapproves** the institution of fees for landmark permits.

*Committee: 5-0-0-0. Public: 1-0-0-0.*

#### **5. New Business.**

Lenore is writing a letter to LPC regarding the church at 96<sup>th</sup> and CPW and urging that other ways to raise money be explored.

**Committee Members Present:** Patricia Stevens (minutes), Lenore Norman, Jean Green-Dorsey, Ulma Jones, Bill Meyers. **Committee Members Absent:** Janet Alvarez.