

June 2004 Minutes

Full Board Hope Cohen, Chairperson

June 1, 2004

Fordham University

Hope Cohen called the meeting to order at 7:10 PM.

Minutes from the May 5, 2004 full board meeting were approved: 18-0-5-0.

Penny Ryan, District Manager, reported.

Office Moving:

The community board's office will be moving to 1865 Broadway (West 61st Street) on or about June 14, when renovations of 250 West 87th Street, the current office, will begin.

Callers may leave messages at the current number (212-362-4008) or reach staff at the new number (212-603-3080.) Fax and email contacts will remain the same.

Committee meeting locations are being finalized.

Updated information will be available at www.cb7.org.

She thanked Council Member Gale Brewer and former CB7 Chair, Larry Horowitz for their tireless efforts over many, many years for their achievement in making the renovation a reality.

Star Night Club:

- **The board office has asked the Department of Consumer Affairs to confirm that there will be a public hearing in September 2004 on the cabaret renewal application of Star Night Club.**

John Garcia, the sole owner, is providing the community board and the precinct with a schedule of operations. The club is open on Fridays, Saturdays, some Thursdays and Wednesdays for prom parties and regular club activities.

- **Double parking and 4 AM noise continue to be problems – though lesser ones, according to the area residents. The 20th precinct and NYPD Traffic continue to give the location special attention.**

Area residents are encouraged to use 311 to report problems.

NYC New Comprehensive Solid Waste Management Plan and Marine Transfer Stations:

- **The NYC Department of Sanitation (NYDS) has issued a 20-year plan for the disposal of commercial and non-commercial garbage, which includes the conversion of three transfer stations in Manhattan. The plan has significant environmental impacts and is subject to public review under the city and state environmental quality review procedures (CEQR and SEQR.)**

The plan proposes to convert the station at West 59th Street and the Hudson River from the Manhattan paper recycling transfer station to a two-story waste transfer station. Garbage would be compacted, put on barges and sent to a train or marine transfer point for export. The station is technically in Manhattan Community Board 4, on the boundary with MCB7.

First step of the public review is a scoping meeting on the contents of the draft environmental impact statement (DEIS.) NYDS will hold a scoping meeting for MCB7 and MCB4 on June 21, 7 PM, at the West Side YMCA, 5 West 63rd Street.

- On June 8, the Transportation, Parks & Preservation and Health Committees will review the proposed plan and develop questions and comments for the scoping meeting. Environmental concerns include traffic, noise, air and water quality, waterfront use.

- The proposal is at www.nyc.gov/sanitation . Copies are at CB7, CB4, Councilmember Gale Brewer's office at Columbus Avenue and West 88th Street, and the Riverside Branch Library, 127 Amsterdam Avenue at West 65th Street.

311 Legislation:

- City Council Member Gale Brewer has introduced legislation that requires the Department of Information, Technology and Telecommunications (DoITT) to provide aggregate information on caller requests on the city's website and weekly lists of complaints with caller's information and complaint type and location and resolution to community board offices.

- Copies were provided to all board members and Ms. Ryan will testify in support on June 3.

Hope Cohen, Chairperson, reported.

Introduced Sean Smalls, new member of MCB7's Board.. Mr. Smalls served on MCB10 and was appointed by Council Member Philip Reed.

Dan Cohen has resigned. CB7 has learned of two new appointees, Chris Policano (Council Member Brewer) and Freddie Richardson (Borough President Fields).

CB7 is planning a board event on June 28. Please RSVP to the office.

Helen Rosenthal, Chairperson, Strategy & Budget, encouraged committee co-chairs to send their updated district needs statement (DNS) sections in by June 11. Her committee has consulted with the district's Council Members in preparing the FY06 DNS, which will be submitted to the board at the July meeting.

Public Session.

- Pat Richardi, Community Affairs, Con Edison, reported that the Transmission Distribution System is in its best shape ever.

- Can give presentations to community groups; welcome input. Contact her through MCB7 office.

- The Central Park network, which serves most of CD7, is close to capacity. Need to site new substation.

- NYPD and Office of Emergency Management have finalized final security plans for the Con Ed facility at West End Avenue and West 65th-66th Streets. The three agencies will present plans and a proposed design to the community.

- Olive Freud, Director, Committee for Environmentally Sound Development – Plans for the West End Avenue mitigations are moving forward; parking on West End Avenue will be restored when the West 72nd Street ramp is closed and there will be less traffic on the Avenue when Riverside Drive is connected to Riverside Boulevard. She asked MCB7 to have all parties involved in design and litigation present their views at a public meeting.

- Karmen Guzder of Greenmarket – Tucker Square Market, Columbus Avenue and West 66th Street, has 12 farmers on Saturdays and eight on Thursdays. She invited everyone to come to the market.

- Jason Haber, representing State Assemblyman Scott Stringer – More than 200 people attended the Town Hall meeting with West Side elected officials. Coalition for a Livable West Side is holding a meeting on the closing of the West 72nd Street ramp on June 6, 4:00 PM at PS 199 on West 70th Street.

- Willie Gonzalez – Needs funding for Maria Trinidad Association's baseball team's uniforms and equipment. Reported serious drug dealing on West 109th Street and the need for a greater police presence.

- Jennifer Buckner – thanked Council Member Brewer for providing the intervention program at PS9 and invited everyone to tour the new Temple of the renovated Church of Jesus Christ of Latter Day Saints, Columbus Avenue and West 65th Street. Tours end on June 5. After that, the Temple is closed to the public.

- Joan Jankel, NYPL St. Agnes Branch and Amelia Schwartz, NYPL Regional Librarian ,

announced that they will present plans for the renovation of the St. Agnes Branch, 444 Amsterdam Avenue, West 81st-82nd Streets, at the Parks & Preservation Committee meeting on June 10, 7:00 PM at 1865 Broadway (West 61st Street.) The meeting will be joint with the Community Development Committee. The branch will close next year. When the work is done, the branch will be fully ADA accessible and have public restrooms .

- Leah Yoon, Mayor's Community Assistance Unit – The 5-borough Olympic torch relay on June 19 will pass through the West Side. The route will be released closer to the event. Call 212-788-7418 or go to www.nyc.gov to volunteer.

- John Howell, a volunteer member of both the auxiliary Coast Guard and of the American Red Cross, and chairperson of CB7's Emergency Preparedness Task Force – the task force will hold a community meeting with the Red Cross at their headquarters at 150 Amsterdam Avenue, West 67th Street, on June 23, 6:30 PM, to discuss the role of the Red Cross in disaster relief and emergency preparedness and how to volunteer.

Manhattan Borough President's Report

John Mullins extended invitations to C. Virginia Field's celebration of gay pride on June 3, 5:30 PM, at the West 13th Street Community Center, and to the photographic exhibit Bridging New York through Photography by the Department of Housing Preservation and Development's photography club, from June 7 through July 9 (daytime hours), with a reception on June 15, 6:00 PM, at the MBPO's, One Centre Street, 19th floor.

Reports by Legislators

Council Member Phillip Reed

- The city's budget process is scheduled to close at the end of the week.

- On June 2, the Public Safety Committee will pass the anti-racial profiling bill under which uniformed officers can be prosecuted for racial or religious profiling.

Council Member Gale Brewer

- Announced legislation that would require DoITT to provide 311 data to the public and to community boards.
- The City Council has a new website.
- Reviewed the current stage of the budget process: The Council has identified funds that should be restored as well as costs that could be reduced, and is negotiating with the Administration. In addition, the Manhattan Delegation, co-chaired by Ms. Brewer and Council Member Reed, held hearings on capital and expense needs with over 400 non-profits groups. Mailed hearing notices to 2500 West Side groups. The delegation is sending its recommendations to the Council Speaker.
- Invited everyone to visit the newly-renovated district office at Columbus Avenue and West 88th Street.

Business Session

Parks & Preservation Committee

Lenore Norman, Chairperson

1. 25 Central Park West (West 62nd-63rd Streets.)

The resolution to approve application #043018 to the Landmarks Preservation Commission to enlarge exterior balcony doors in apartment 18K was adopted: 31-0-0-0.

2. 35 West 76th Street (Central Park West-Columbus Avenue).

The resolution to approve application #045724 to the Landmarks Preservation Commission to alter the façade and construct rooftop and rear yard additions was adopted: 31-0-1-0.

Transportation Committee

Andrew Albert, Chairperson

3. 410 Amsterdam Avenue (West 79th-80th Streets.)

The resolution to approve the new application DCA #1165276 to the Department of Consumer Affairs by 410 Amsterdam Avenue, Corp., d/b/a Bello Sguardo, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats was adopted: 31-1-0-0.

4. 466 Amsterdam Avenue (West 82nd -83rd Streets.)

The resolution to approve the renewal application DCA #1103575 to the Department of Consumer Affairs by 466 Amsterdam Avenue, LLC, d/b/a Sushi Hana, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 22 seats was adopted: 31-1-0-0.

5. 221-223 Columbus Avenue (West 70th Street.)

The resolution to approve the renewal application DCA #0922086/ULURP #N040110ECM to the Department of Consumer Affairs by Basta Restaurant Corp., d/b/a Aegean Greek, for a two-year consent to operate an enclosed sidewalk café with 15 tables and 34 seats was adopted: 28-2-3-0.

6. 270 Columbus Avenue (West 72nd-73rd Streets.)

The resolution to approve the new (Required complying modification) and renewal application DCA #1098670/ULURP #N030501ECM to the Department of Consumer Affairs by SQC Food Productions, LLC, d/b/a SQC, for a two-year consent to operate an enclosed sidewalk café with 15 tables and 37 seats was adopted: 27-3-3-0.

7. 760 Columbus Avenue (West 97th-98th Streets.)

The resolution to approve the renewal application DCA #0890534/ ULURP #N040355ECM to the Department of Consumer Affairs by V. Roulidia Restaurant Corp., d/b/a Central Park Café Restaurant, for a two-year consent to operate an enclosed sidewalk café with 16 tables and 42 seats was adopted: 30-2-1-0.

8. 2787 Broadway (West 107th-108th Streets.) New/Change of Ownership application DCA #1147364/ULURP #N040107ECM to the Department of Consumer Affairs by Hillview Specialty Food Inc., d/b/a 107 West Restaurant & Bar, for a two-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.

Dan Zweig reported that the applicant installed an extension of the canopy that was part of the application. The board voted to authorize the Transportation Committee act on its behalf on this application after hearing from the applicant at the June 8 committee meeting: 30-3-0-0.

Board discussion of proposed changes to the Board's by-laws was postponed.

Present: Hope Cohen, Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Deborah Gobble-Lewine, Georgette Gittens, Guillermo Gonzalez, Phyllis Gunther, Marlene Guy, David Harris, Robert Hermann, Lawrence Horowitz, John Howell, Ulma Jones, Barbara Katzander, William Meyers, Eric Nelson, Klari Neuwelt, Lenore Norman, Sharon Parker-Frazier, Melanie Radley, Oscar Rios, Michael Roberts, Helen Rosenthal, Ethel Sheffer, Charles Simon, Sean Small, Steve Strauss, Elizabeth Starkey, Patricia Stevens, Barbara Van Buren, Thomas Vitullo-Martin, George Zeppenfeldt-Cestero, Dan Zweig.;

Absent: Janet Alvarez, Annette Averette, Sheldon Fine, Douglas Griebel, Barbara Keleman, Marc Landis, Chris Policano, Freddie Richardson, Hector Santana, Jr., D. Maria Watson, Melanie Wymore.

On Leave: Jean Green-Dorsey, Joyce Johnson, Betty Katz, Barry Rosenberg

Steering

Minutes will be uploaded as they become available.

Community Development

Minutes will be uploaded as they become available.

Transportation

Andrew Albert, Chairperson

June 8, 2004

1. 235 Columbus Avenue (West 70th Street). Renewal application DCA #0784335/ULURP #N040346ECM to the Department of Consumer Affairs by Wah Fung Restaurant Corp., d/b/a Hunan for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats.

The Committee approved the renewal.

Committee: 3-0-0-0. Non-Committee: 0-1-0-0.

2. Re: 2787 Broadway (West 107th-108th Streets.)

The owner reported he has not changed in café or added an extension to the canopy. Oscar Rios confirmed this.

BE IT RESOLVED THAT Community Board 7/Manhattan approves the new/change of ownership application DCA #1147364/ULURP #N040107ECM to the Department of Consumer Affairs by Hillview Specialty Food Inc., d/b/a 107 West Restaurant & Bar, for a two-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.

Committee: 3-0-0-0.

3. Discussion of questions for the June 21st environmental impact statement scoping session for the NYC New Comprehensive Solid Waste Management Plan, which includes the West 59th marine waste transfer station (Joint with Parks & Preservation and Health & Human Services Committees.)

A discussion of the Solid Waste Management Plan, which will affect the West 59th Street marine transfer station took place. It was agreed the Committee would read the materials and submit questions for the scoping session. This was done, with Andrew Albert (among others) testifying at the scoping session at the West Side YMCA on Monday, June 21, 2004.

4. Request by Fordham University for a "No Standing Anytime, except authorized vehicles/ school vans" in place of the current regulation on the northwest corner of Columbus Avenue and West 60th Street.

Fordham University has requested a change from the current regulations on the NW corner of Columbus Avenue & 60th Street to "No Standing Anytime except Fordham University Vans". Many other vans and buses have been taking up spaces specifically allocated for the inter-campus vans Fordham runs. Fordham will give back approximately three parking spaces in front of a former entrance on West 60th Street, which are not being used. The Committee approved the proposal.

Committee: 6-0-0-0. Public 1-0-0-0.

5. Request by The New York Public Library and Lincoln Center to name secondarily West 62nd Street and Columbus Avenue in honor of Jerome Robbins.

Randall Bourscheidt, President of Alliance for the Arts, with support from the NY Public Library, Lincoln Center, and Rosa Mexicano, made a presentation on several possibilities to honor the great choreographer, Jerome Robbins, in the

Lincoln Center area. After viewing and discussing the four different possibilities, from secondarily naming 62nd Street, to possibilities on Amsterdam Avenue and West 63rd Street between Columbus Avenue & Broadway, the Committee settled on secondarily naming the corner of West 63rd Street & Columbus Avenue "Jerome Robbins Way".

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

The Committee suggested that a commemorative plaque be placed outside the New York State Theatre at Lincoln Center.

6. Discussion of the Department of Transportation's proposal to install bike lanes eastbound on West 90th and westbound on West 91st Street from Central Park West to Riverside Drive as part of the greenway system.

The Committee decided more public notice must be given on this issue, so flyers will be placed on the blocks between Central Park & Riverside Park to notify residents of the issue, which will be heard and decided at the July Transportation Committee meeting.

7. 2642 Broadway (West 100th Street.) Renewal application #B00256 to NYC Taxi and Limousine Commission by Fast Operating Corp., d/b/a Carmel Car & Limo at 2642 Broadway for a For Hire Base Station license.

A renewal of Carmel's base at 2642 Broadway was discussed, with top officials of Carmel present. After a brief discussion, during which Avik Kabessa, owner of Carmel, described his off-site parking facility in Long Island City and how it has alleviated problems along Broadway, the Committee approved the base renewal.

Committee: 6-0-0-0. Public: 1-0-0-0.

8. New Business

West 102nd Street

Joan Swift, property manager of the Broadmoor - 102nd St. & Broadway requested a loading zone for the area in front of their canopy (on 235 W. 102nd St.). The Committee, after a brief discussion, disapproved the proposal, explaining that virtually all residential buildings would like to have such a zone. The NYC Department of Transportation would turn this down, in any event.

Committee: 6-0-0-0. Public: 1-0-0-0.

West 60th Street Parking Problems

There is sometimes double and triple parking on the block between Broadway and Columbus Avenue, specifically in front of the Mandarin Oriental NY Hotel. This includes black cars, police cars, and limousines, many with idling engines. As this is basically a MCB#4 problem, the complaint will be relayed to them, as well as the 20th & Midtown North precincts.

Committee Members Present: Andrew Albert, Bobbie Katzander, Barbara Keleman, Eric Nelson, Oscar Rios, Bruce Simon. Board Member Present: Klari Neuwelt. Committee Member

Commerce

George Zeppenfeldt-Cestero, Chairperson

June 9, 2004

Committee Members Present: George A. Zeppenfeldt-Cestero and Ulma Jones.
Committee Members Absent: Doug Griebel and Marc Landis.

Meeting was called to order at 7:10pm.

1). Attendees viewed the videotape from the Science, Industry and Business Library (SIBL) which outlined the small business services available, including access to hundreds of electronic full-text articles, indexes, and directories at the 34th Street branch of the NYPL. The SIBL also provides free electronic training classes for entrepreneurs. The Commerce Committee Chair will schedule a tour of the SIBL to determine resources that the committee and community business alike can utilize.

2). The Commerce Committee will be identifying the corporate offices of chain retailers operating within CB7 in order to invite their Community Relations Executives to our September 2004 committee meeting. At our July meeting, we will discuss the "Best Business Practices" utilized by other companies, how do we identify the appropriate contact person to invite to our September meeting and further development of the agenda.

3). The following tasks were assigned to committee members:

> Ulma Jones will followup with the Department of Consumer Affairs regarding the type of consumer literature given to retail businesses; Contact banks for their policy on consumer debit/credit cards, and followup on expanding the Safe Haven program

>George Zeppenfeldt will tour the Science, Industry, Business Library (SIBL) and meet with the small business team and commence planning for the September corporate meeting.

4). Next meeting, Wednesday, July 14, 2004, 7:00pm at Commerce Bank, 68th Street and Broadway, Planning for September's Commerce Meeting on "the Role of Community Relations in Real Estate Development. "

Meeting was adjourned at 8:45pm

Parks and Preservation

Lenore Norman, Chairperson

June 10, 2004

Chairperson Lenore Norman opened the meeting at 7:10PM. The following items were discussed.

1. 444 Amsterdam Avenue, St. Agnes Library (West 81st-82nd Street). Application #047048 to the Landmarks Preservation Commission to construct a ramp and modify the stoop and entrance (Joint with Community Development Committee.)

Architect Margaret Castillo and Project Architect Caroline Keilbar presented the design for the changes to provide access to the disabled to this Carnegie Library built in 1906 by Babcock and Willard. The ramp will be behind a thin railing that was there originally and will occupy only half of the space, the other half being occupied by stairs. However, to make the entranceway

accessible, the stoop and first floor have to be lowered. The original wooden doors will be brought back and can be opened mechanically.

Some of the inside changes include: adding an elevator and bathroom on the first floor behind the staircase, widening the aisles for wheelchair access, changing the ceiling and lighting, providing lounge chairs and redesigning the front windows.

Resolution to approve was made and seconded.

Parks and Preservation Committee: 5-0-0-0. Community Development: 1-0-0-0. Public: 1-0-0-0.

2. Follow-up discussion with FLORAL and the Riverside Park Fund on status of the new dog run at West 72nd Street in Riverside Park.

The FLORAL Co-Presidents reported that \$96,000 of the \$100,000 they are responsible for is in the bank and \$7,000 more has been promised. Jim Dowell, Executive Director, Riverside Park Fund, will report this to the Department of Parks and Recreation (DPR) as the Fund is the fiscal conduit for the money. The new dog run proposal has received all needed approvals. Some minor changes in size, etc. were recommended by the Landmarks Preservation Commission. DPR Landscape Architect Margaret Bracken will be the Construction Manager. Request for bids for the project will be going out shortly.

Randy Vaughan, owner of the landmarked Chatsworth building, which is across from the dog run, raised questions about the budget and the DPR's negligence in not fulfilling its role in the timely opening and closing of the run. He distributed copies of 24 memos he sent to the Riverside Park Administrator KC Sahl about the run being opened long before the 7:00AM allotted time and allowing it to remain open past the 10:00PM deadline, or not closing it at all. He recommended that the hours be changed from 9:00AM-9:00PM. He and tenant Richard Seader also complained about the noise pollution emanating from barking and howling dogs.

Olive Freud, who lives nearby, complained that this dog run is a magnet for dogs from near and far and who urinate at the Eleanor Roosevelt statue causing a stench. She recommended that FLORAL be responsible for hosing the area. Jim Dowell reported that a donor is providing money to pay for a zone gardener to provide 20 hours of maintenance in Riverside Park from 72nd-79th Streets, east of the highway. This will include hosing the area of the statue.

A question was raised why the dog run under the highway is not used by more dog owners. It was reported that the dog owners are afraid to use it because of its isolation.

3. 196 Columbus Avenue, d/b/a Kangol (West 68th-69th Streets.) Application #041630 to the Landmarks Preservation Commission to install an awning.

Lenny Wisenthel, the expeditor, explained that the awning would be of dark blue soft material and have the store's name painted on it in white. It would not be retractable but would have open sides.

Resolution to approve was made and seconded.

Committee: 6-0-0-0. Public: 1-0-0-0.

4. Central Park West, The Century (West 62nd-63rd Streets.) Application #043018 to the Landmarks Preservation Commission to enlarge exterior balcony doors in 17M and 17N.

The item was not discussed since no one from the building came to the meeting.

5. 38-42 West 90th Street (Central Park West-Columbus Avenue.) Application #045830 to the Landmarks Preservation Commission for window replacement.

22-42 West 91st Street (Central Park West-Columbus Avenue.) Application #045829 to the Landmarks Preservation Commission for window replacement.

64-70 West 91st Street (Central Park West-Columbus Avenue.) Application #045828 to the Landmark Preservation Commission for window replacement.

48-54 West 94th Street (Central Park West-Columbus Avenue.) Application #040082 to the Landmarks Preservation Commission for window replacement.

Architect Julie Holm of NYC Housing Authority (NYCHA) and Leana Dominquez of Scarano & Associates presented 1940 tax photographs of a representative sample of the landmarked brownstones that need their old, worn out windows replaced. They are wooden and are not the original windows. Ramesh Tulyani, the NYCHA Project Administrator, explained that they are to be replaced by aluminum windows with double panes that have already received approval of the Landmarks Commission.

Patricia Faret, President of the Tenants Association of 54 West 94th Street, which is connected with Wise Towers, who was the only resident from one of the affected buildings at the meeting, complained that she had been shown the windows at a presentation and stated that they are too heavy and people would have difficulty opening and closing them, although she seemed to be talking about windows other than those being presented.

Since not other residents were present, the Committee Chair stated that the discussion should be held over to another meeting when more are in attendance. She recommend that notices be put up in the neighborhood to publicize the meeting and that they contact CB7's District Manager.

6. 7 West 83rd Street, Congregation Rodeph Sholom (Central Park West-Columbus Avenue.) Application #047197 to the Landmarks Preservation Commission to install a marquee. Architect Donald Billinkoff, also Chair of the Congregation's House Committee, made a presentation on the design for the canopy to replace the awning that has been in place for years. The building is not individually designated but because it is a landmarked district, the change must have the approval of the Commission.

The canopy, which the Temple stated is needed for coverage, would be held up by supports attached to the building above it. It is made of ornamental antique bronze that is covered with translucent waterproof awning fabric so that the light penetrates through. It also has side gutters for drainage. The design allows for the decorative doorway arch to be seen, which the previous awning covered.

Public Committee Member Michele Kidwell raised the issue that the rounded awning was more in keeping with the building's entrance arch, while the modern canopy is somewhat flattened and works against the roundness of the arch.

Congregants Roberta Semer, Jason Scroggin and Jesse Reiser spoke in favor of the new design, which the Congregation's Board of Directors also approved.

Resolution to approve the new canopy was made and seconded. Committee: 3-1-1-0. Public: 0-1-0-0. (Subsequently, the applicant asked to postpone further review of the application.)

7. Discussion of questions/comments environmental impact statement scoping session for the NYC New Comprehensive Solid Waste Management Plan, which includes the West 59th waste transfer station (Joint with Transportation and Health & Human Services Committees.)

Klari Neuwelt reported that the scoping session will be held at the West Side Y at 5 West 63rd Street from 5:30-8:00PM. Because of the closing of the Fresh Kills Landfill for disposing of NYC's waste, the existing Marine Transfer Station (MTS) at the 59th Street and the Hudson River, along with 8 MTS facilities, is proposed to be reconstructed. The waste to be placed in sealed and leak-proof containers that they will then be lifted onto barges and transported to out-of-city disposal locations.

The scoping session provides people with an "early and open process for determining the scope of the environmental review and identifying the significant issues related to a proposed action."

Written comments must be postmarked by July 9.

Klari Neuwelt expressed concern about the MTS impacting on the recreational use of the Hudson River Park, which provides a path for people to walk, skate and bicycle along the Hudson's edge from the battery to the George Washington Bridge.

8. CB7's District Needs Statement

Lenore Norman and Klari Neuwelt along with Penny Ryan met with DPR Manhattan Borough Commission William Castro, KC Sahl and other DPR staff members on the parks district needs statement.

A draft of the statement was distributed and the Committee Members were asked to review it and give their suggestions to Chairperson Lenore Norman.

Committee Members Present: Lenore Norman, Phyllis Gunther, William Meyers, Klari Neuwelt, Michael Roberts, Patricia Stevens. Board Member Present: Hope Cohen. Public Member Present: Michele Kidwell-Cohen. Committee Member Absent: John Howell. Board Member On Leave: Betty Katz.

Strategy and Budget

Minutes will be uploaded as they become available.

Health and Human Services

Minutes will be uploaded as they become available.

Land Use

Richard Asche, Chairperson

June 16, 2004

The committee reviewed the planning and land use and housing sections of the Fiscal Year 2006 District Needs Statement. Tom Vitullo-Martin will edit the

housing section. Hope Cohen drafted the planning and land use section, which follows.

The Upper West Side has also been – and continues to be – a focus of interest for new development, for adaptation of older buildings to new uses, and for restoration and conversion of landmark structures. Now, more than ever, there is a need for comprehensive planning and realistic measures to guide this development, to conserve our architectural heritage, and to reduce the negative impacts that can occur when intense development takes place without adequate attention to potential strains on traffic, infrastructure, and municipal services.

The growth of institutions in the community – ranging from the success of some small private schools and religious congregations to the expansion of major institutions such as Columbia University – are posing challenges to traditionally residential neighborhoods. Community Board 7 is constantly weighing the interests of schools needing gyms and classrooms against those of their residential neighbors for the light and air afforded by rear yards. Community Board 7 also shares with other Community Boards a concern about the as-of-right zoning envelopes for ‘community facilities’ and urges the Department of City Planning (DCP) to continue its review of as-of-right zoning bonuses for community facilities. Of particular concern is the combination of such facilities with apartments in mixed-use developments; this is particularly the case north of West 96th Street and east of Amsterdam Avenue, much of which is zoned R7-2. Meanwhile, as a result of the use of other mechanisms (i.e. not as-of-right), the neighborhood is currently facing the prospect of out-of-scale mixed-use developments (i.e. community facilities and residential).

Another source of unpredictable and out-of-scale development is the transfer of development rights, whether by direct sale/trade, merger of zoning lots, or other means. Community Board 7 urges DCP to study the use of these mechanisms, and offers itself as an exemplary study subject. What has been built differently in our neighborhood in the past generation because of such actions? What are the impacts of proposed future actions (e.g. West End Avenue & West 70th Street, discussed below on page ____).

Columbus Circle and the Lincoln Square Area

After more than a decade of controversy, the site formerly occupied by the New York Coliseum has been developed into the Time Warner Center, a 2.1 million square-foot, mixed-used structure that will include a luxury hotel, residential units, retail space, television studios for CNN and NY1, Jazz at Lincoln Center, and Time Warner headquarters. The development is bringing around-the-clock activity to a site that was long forbidding outside of business hours; however, it is also bringing increased vehicular traffic to a heavily congested area.

Vehicular and pedestrian traffic^¾ along with their associated demands on infrastructure^¾ have grown in recent years, as this neighborhood experienced the development

of four major towers by Millennium Partners, and the 215-unit Park Laurel adjacent to the West 63rd Street branch of the YMCA of Greater New York. Currently the Goelet Garage at 1926 Broadway is being replaced by a mixed-use building with retail space and 232 residential units and a 150-car garage. The Mayflower Hotel property (a full city block, bounded by Central Park West, West 61st Street, Broadway, and West 62nd Street) was recently acquired for development for a record price; its already

very large zoning envelope is expected to be increased by the use of an inclusionary housing bonus (see below, page ____). Moreover, there remain still

other 'soft sites' ripe for development in the neighborhood. As each of these properties is developed individually, there is inadequate planning for and mitigation of impacts on the neighborhood (i.e. traffic and demands for enhanced infrastructure and increased municipal services).

The development of the Jazz at Lincoln Center complex at Columbus Circle marks the first expansion of Lincoln Center for the Performing Arts beyond its campus (bound by West 65th Street, Columbus Avenue, West 62nd Street, and Amsterdam Avenue). The campus is now 40 years old, and Lincoln Center is looking to upgrade a great deal of its infrastructure, public spaces, and backstage facilities, as well as integrate its campus more successfully into the community. CB7 understands that Lincoln Center intends to keep all public spaces public, and specifically intends not to construct buildings on Josie Robertson Plaza, the North Plaza, or Damrosch Park. The first phase of Lincoln Center's redevelopment is the creation of a pedestrian-friendly 'Street of the Arts' out of the currently tunnel-like West 65th Street. The review process is now getting under way, with construction anticipated to begin in 2006. The proposal could have significant impacts on traffic patterns in the area, as well as implications for public spaces and community relations. CB7 is renewing its call for a holistic examination of transportation in the greater Lincoln Center / Lincoln Square neighborhood.

Development activity west of Broadway

The southwest corner of CD7 features a number of sites that present appealing development opportunities.

In the 1990s, major residential and mixed-used buildings were constructed on a variety of sites along Columbus, Amsterdam, and West End Avenues in the low 60s. A sign of continuation of development interest is the arrival of the high school division of the private, (non-denominational) Jewish day school, the Abraham Joshua Heschel School at West End Avenue and West 60th Street. The Lander Women's College of Touro College will be building a very large mixed-use structure on West 60th Street between West End and Amsterdam Avenues; the project will be privately developed, with market-rate housing above a condominium containing the College's non-dormitory facilities. Another recently approved development proposal included rezoning the midblock between West 59th and West 60th Streets, east of West End Avenue, to C6-2³/₄ as well as the West End Avenue development site itself from M1-6 to C4-7. CB7 is aware of at least two other sites under discussion for major development. Thus this previously underdeveloped southwest corner of the district has the potential to become highly dense, requiring a major infusion of a variety of municipal services. CB7 is currently working with all involved parties to ensure sensible development of this area³/₄ including the rehabilitation and expansion of the Department of Parks & Recreation's West 59th Street Recreation Center, which has long been a priority for the community (see page ____).

Another area of major development potential is the west side of Amsterdam Avenue from West 66th to West 69th Street (i.e. immediately to the east of Lincoln Towers). The American Red Cross property at West 66th Street was recently sold to a developer who plans to build 80-20 rental housing once the Red Cross vacates at the end of 2005. The rest of this strip (i.e. north to West 69th Street) is owned by a single developer, who anticipates constructing a mixed-use building (commercial with residential rentals) in 2006, following construction of a companion development of condominiums at West End Avenue and West 70th Street (possibly including expansion space for neighboring P.S. 199). The fact that the entire three-block stretch of Amsterdam Avenue is controlled by only two owners³/₄ as well as its proximity

to the redeveloping Lincoln Center^{3/4} offers a great opportunity for productive urban planning of the area. CB7 intends to work closely with the developers to identify any City services required for the thousands of residents their buildings will bring to the community.

Meanwhile, development of Riverside South continues apace, from West 72nd Street to West 59th Street, with five buildings occupied and two more under construction. By the end of 2004, Phase I of the development (Buildings A-F, West 66th to 72nd Streets) is scheduled to be complete. Development of Riverside Park South is also scheduled to track to development of the buildings. Phases I and II of the park, including the popular Pier I at West 70th Street, are complete; Phase III is in construction. CB7 is paying particularly close attention to the possible interest in the historic gantry at 69th Street serving as a base for ferry service once it is preserved and stabilized.

Bloomington and Manhattan Valley

Interest in the northern section of CD7 has continued to increase for over a decade now. Real estate values for existing housing stock have grown significantly, as has development interest. These changes have been met with mixed reaction by current residents. On the one hand, residents are pleased that crime has decreased and economic activity and opportunity have increased. On the other hand, residents are concerned that newcomers could ultimately change the neighborhood's character and price them out of their own neighborhood.

Broadway north of West 96th Street

A major as-of-right development is currently under construction on the former site of the Olympia movie theater (Broadway between West 106th and West 107th Streets). The project's off-site inclusionary housing bonus effectively increases the building's allowable floor-area ratio from the 10 allowed by its C2-8A zoning to 12. While affordable housing is a major priority for CB7, this type of automatic bonus is troubling because of the unplanned-for density increase it means for already highly dense R10 and equivalent zoning districts.

The development plans of Columbia University have been another source of concern. Over the past several years, Columbia has ventured south from its base on West 116th Street, ultimately arriving in CD7 in the spring of 2001 with a project on the southeast corner of Broadway and West 110th Street. This building features faculty housing, and, after considerable controversy, The School at Columbia, a private K-8 'lab' school designed to serve children of Columbia faculty as well as community children selected randomly by lottery. Columbia is also

investing heavily in the redevelopment of the former Towers Nursing Home (455 Central Park West between West 105th and 106th Streets), a landmark at last being restored after decades of neglect. Columbia faculty will occupy 15 floors of the adjacent newly constructed tower. The University is also developing property at Broadway and West 103rd Street for faculty housing.

Barnard College is partnering with a local not-for-profit developer to build at Manhattan Avenue and West 110th Street; the site will include 87 small apartments for faculty and students, as well as 25 larger apartments for moderate-income non-Barnard residents. CB7 has been working with the university and the community to minimize disruption to the neighborhood by the introduction of a large institution. This has started to become more manageable with Columbia's plan to develop a new campus in Manhattanville, as it appears that the university will not be adding to its real estate portfolio in CD7.

Challenges facing religious institutions

CB7 is concerned about its part in the city-wide problem of maintaining aging religious structures. CD7 includes many significant houses of worship, some landmarked, some not. Maintaining

historic fabric is difficult for congregations, especially those shrinking in size. Some congregations faced with this expense^{3/4}and often with the additional expense and challenge of rehabilitating structures that have become obsolete and even dangerous^{3/4}are looking to the value of their real estate and development rights as a possible mechanism for renovating their homes (or building new ones), and even for funding operating expenses.

Existing zoning was designed with the expectation that these low-density community facilities would continue in place (similar to schools, firehouses, etc.), affording spacious relief to the concentrated residential and commercial development surrounding them. Moreover, religious institutions benefit from significant tax advantages, which should offset the lost value of their real-estate holdings. It is fundamentally unfair for such institutions to reap tax-subsidized profits from the sale of their real estate, while at the same time bringing development of unwelcome size to their neighbors.

Communities also have an interest in having religious institutions stay on to provide the programmatic services that they do (e.g. for seniors, youth, and charitable purposes). CB7 is interested in fostering the continued vibrancy of its diverse religious groups, but believes that proliferation of religious-institutions-as-real-estate-developers is good neither for the community nor the institutions. CB7 urges the administration and City Council to begin to grapple with this question, and looks forward to participating in the development of a city-wide approach.

**Present: Richard Asche, Melanie Radley, Steve Strauss, Tom Vitullo-Martin.
Board Chairperson Hope Cohen.**

Absent: Ethel Sheffer, D. Maria Watson.