

## **June 2005 Minutes**

### **Full Board Meeting Hope Cohen, Chairperson**

**June 7, 2005**

Hope Cohen called the meeting to order at 7:16 pm. Minutes from previous full board meeting were corrected and approved: 25-0-1.

#### **Chairperson's Report, Hope Cohen**

CB7 now has 50 members. Two new members are Chaumtoli Huq and Gabby Palitz.

A group of CB7 members will work to follow-up on the board development workshop of last month. The group will meet on June 20th. Please contact Barbara Van Buren with comments and suggestions to be considered.

The Commerce Committee will hold a hearing July 13th on the impact of chain stores on the Upper West Side.

Charles Simon, Chairperson of CB7's Solid Waste Management Task Force (Team SWMP), announced that ULURPs for the proposed SWMP marine transfer stations (MTSs) are being debated in City Council. Because Council Speaker Gifford Miller does not support the East 91st Street MTA, the plan may require that the West 59th Street station process a disproportionate amount of waste. Team SWMP is working closely with Councilmember Gale Brewer and MCB4 to assure equitable distribution of MTSs in Manhattan and prevent overloading West 59th Street.

#### **District Manager's Report, Penny Ryan**

Cathedral Gardens, a new building on West 110th and Manhattan Avenue, is accepting applications (due June 14) for luxury condos. A lottery will be conducted.

West 88th Street (at West End Ave) will be named for Chico O'Farrell on June 29, 8:00 PM. The dedication will include a free concert at 6:30 PM at Soldiers and Sailor Monument, Riverside Drive between 88th and 89th Streets, featuring his music.

Parks is calling for volunteers to conduct tree census this summer. CB7 has asked to organize its own team for the district.

CB7 will sponsor an informational meeting on All Together Now, an emergency preparedness training program, on June 22. [Subsequently the date was change to July 6. Location to be announced.]

CB7 is working with the 24th Precinct and bar owners on Amsterdam Avenue and West 109th Street on quality of life issues.

CB7 is working with 24th Precinct on problems in some SROs. The City is placing fewer people in commercial SROs and owners are beginning to return to tourism operations. This will be referred to the Land Use Committee.

**CB7 continues to coordinate construction projects throughout the district. Community members should contact the board office if they have problems.**

### **Reports by Elected Officials**

**Councilmember Gale Brewer discussed her efforts to ensure that the Solid Waste Management Plan evenly distributes waste between MTSs (East 91st and West 59th Streets) within Manhattan. She discussed her bill advocating that 16- and 17-year-olds be allowed to vote in municipal elections. She announced that \$650K was allocated to renovate the food pantry in St. Paul's Church. She announced the opening of a newly renovated playground at West 88th Street and Amsterdam Avenue.**

### **Public Speakers**

**Jason Haber, of State Assemblymember Scott Stringer's office, announced that the West Side Stadium was defeated. The Assemblymember will host a housing forum on code enforcement on June 18th at Fordham University.**

**Sue Calvin, of Councilmember Philip Reed's office, announced the final stage of budget negotiations and an open house on June 22 at 5:00 PM at Museo del Barrio.**

**Ed Lynch, of UFCW Local 1500, expressed his concern for workers at gourmet grocery stores in the City.**

**Amelia Schwartz, of the New York Public Library, introduced Ned Richards as the new librarian of St. Agnes Library. She also discussed possible cuts to the NYC budget for public libraries. Ned Richards offered detailed documents about the expected cuts. The St. Agnes branch renovation will be completed in late Winter or early Spring.**

**Melissa Mark Viverito, of 211 East 111th Street, announced her candidacy for City Council, representing District 8.**

**Elizabeth Starkey, of CB7, announced a series of Mayoral forums to be held at O'Neal's restaurant this summer.**

**Shirley Jones, of Amsterdam Resident Association, expressed her opposition to basketball tournaments scheduled to take place in Bennerson Park.**

**Tom Vitullo-Martin, of CB7, announced that West Park Church decided not to build a luxury apartment building. The church will focus on preservation, affordable housing, and community service.**

### **Business Session**

**Land Use Committee, Richard Asche, Chairperson**

**Mr. Asche announced that the resolution on redevelopment of the Marion Hotel will be delayed to enable further investigation of the proposed plan. The plan**

will be discussed at a joint meeting of the Health & Human Services and Land Use Committees on June 21st, 7 PM.

1. 133 West 89th Street (Columbus-Amsterdam Avenue.) The resolution to approve the submission to the City Council by the Department of Housing Preservation and Development, under the Tenant Interim Lease Program (TIL), to sell 133 West 89th Street to the 133 West 89th Street Housing Development Fund, providing 15 cooperative units for sale to the current tenants was adopted: 26-1-3-1.

Parks & Preservation Committee, Lenore Norman, Chairperson

2. Riverside Park. The resolution to approve the installation of "traveling rings" at Hudson Beach, West 105th Street was adopted: 33-0-0-0.

3. 314 West 92nd Street (West End Avenue-Riverside Drive.) The resolution to disapprove the application to the Landmarks Preservation Commission to construct a rooftop addition was adopted: 28-4-2-1.

Francoise Bollack, architect, opposed the project because it would be visible from West 91st Street.

Ben Rinzler, of 194 Riverside Drive, requested disapproval of the project.

4. 101 West 81st Street (Columbus-Amsterdam Avenue.) The resolution to approve the application to the Landmarks Preservation Commission to construct a rooftop addition was adopted: 33-0-1-0.

5. 107-111 West 82nd Street (Columbus-Amsterdam Avenue.) The resolution to approve the application to the Landmarks Preservation Commission for façade coating was adopted: 31-0-2-0.

6. 322 West 75th Street (West End Avenue-Riverside Drive.) The resolution to disapprove the application to the Landmarks Preservation Commission for window finish was adopted: 18-13-4-0.

Several board members questioned the legal basis for dictating subtle window trim color changes for a privately owned building. A roll call was conducted.

7. 325 West End Avenue (West 75th Street.) The resolution to approve the application to the Landmarks Preservation Commission to construct a rooftop addition was adopted: 34-0-0-0.

Transportation Committee, Andrew Albert, Chairperson

8. 241 West 72nd Street (Broadway-West End Avenue.) The resolution to approve the request to the Department of Transportation by the Council Senior Center at 241 West 72nd Street for a drop-off and pick-up zone was adopted: 27-0-3-0.

9. 600 Columbus Avenue (West 89th-90th Street.) New application DCA#1195259 to the Department of Consumer Affairs by AYY Restaurant Corp., d/b/a Darna, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 59 seats.

The applicant was unable to attend the scheduled meeting before the full board meeting. The Transportation Committee will discuss the revised plans at the

June 14 committee meeting. The full Board empowered the committee to vote on behalf of the board on June 14: 27-1-3-0.

Resolutions to approve the following unenclosed café applications were bundled and adopted: 30-2-0-0.

10. 1900 Broadway (West 63rd-64th Street.) Renewal application DCA#0895613 to the Department of Consumer Affairs by Coastal at Lincoln Inc., d/b/a Josephina, for a two-year consent to operate an unenclosed sidewalk café with 17 tables and 35 seats.

11. 249-51 Columbus Avenue (West 71st-72nd Street.) Renewal application DCA#1103658 to the Department of Consumer Affairs by CMR Corp., d/b/a Café Ronda, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.

12. 261 Columbus Avenue (West 72nd-73rd Street.) Renewal application DCA#1111397 to the Department of Consumer Affairs by PGGS Gourmet Inc., d/b/a Columbus Gourmet, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 16 seats.

13. 393 Amsterdam Avenue (West 79th Street.) Renewal application DCA#1114632 to the Department of Consumer Affairs by Bulgarski & Bulgarski Realty Corp., d/b/a Bagel & Company, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 19 seats.

14. 429 Amsterdam Avenue (West 80th-81st Street.) Renewal application DCA#0955642 to the Department of Consumer Affairs by Amorluz Corp., d/b/a Luzia's Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

15. 2298 Broadway (West 83rd Street.) Renewal application DCA#1082469 to the Department of Consumer Affairs by Chung Cheung Corp., d/b/a Neo, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 35 seats

16. 507 Columbus Avenue (West 84th-85th Street.) Renewal application DCA#1101407 to the Department of Consumer Affairs by Wazoo, LLC, d/b/a Jean Luc Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats

17. 513 Columbus Avenue (West 85th-86th Street.) Renewal/Assignment of Consent application DCA#1167746 to the Department of Consumer Affairs by RLS Inc. of NY, d/b/a Señor Swanky's, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 38 seats.

18. 642 Amsterdam Avenue (West 91st Street.) Renewal application DCA#1130054 to the Department of Consumer Affairs by Miyako Sushi Corp., d/b/a Miyako Sushi, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

19. 668 Amsterdam Avenue (West 92nd Street.) Renewal application DCA#1139454 to the Department of Consumer Affairs by Tallas Restaurant Group, LLC d/b/a Talia's Steakhouse, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats

20. 2724 Broadway (West 104th Street.) Renewal application DCA#1132659 to the Department of Consumer Affairs by Hot Bread of 104th Street, Inc., d/b/a Hot & Crusty, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats.

21. 364 West 110th Street (Columbus Avenue.) Renewal application DCA#1039389 to the Department of Consumer Affairs by Spoonbread, Inc., d/b/a Spoonbread Too, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

**Enclosed Café Renewal:**

22. 2596 Broadway (West 98th Street.) The resolution to approve the renewal application ULURP#N050107/DCA#0803246 to the Department of Consumer Affairs by Wah Nan Restaurant Corp., d/b/a Hunan Balcony, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats was adopted: 25-4-2-0.

**Present:** Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Hope Cohen, Page Cowley, Lance Dashefsky, Sheldon Fine, Georgette Gittens, Douglas Griebel, Marlene Guy, David Harris, Robert Herrmann, John Howell, Ulma Jones, Barbara Katzander, Klari Neuwelt, Sharon Parker-Frazier, Melanie Radley, Oscar Rios, Madge Rosenberg, Helen Rosenthal, Ethel Sheffer, Charles Simon, Sean Small, Elizabeth Starkey, Patricia Stevens, Steve Strauss, Barbara Van Buren, Thomas Vitullo-Martin, D. Maria Watson, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

**Absent:** Annette Averette, Guillermo Gonzalez, Victor Gonzalez, Jean Green-Dorsey, Phyllis Gunther, Lawrence Horowitz, Joyce Johnson, Barbara Keleman, Eric Nelson, Chris Policano, Luis Reyes, Freddie Richardson

**On Leave:** Betty Katz

**Respectfully submitted by Melanie Wymore.**

**Steering Committee**

**Hope Cohen, Chairperson**

**June 28, 2005**

**Helen Rosenthal, First Vice-Chairperson, called the meeting to order at 7:18 pm.**

## **June Borough Board**

**Sheldon Fine** reported that **Teresa Torro** presented a campaign to reduce truck traffic in Manhattan.

## **Roundtable**

**Transportation** – **Andrew Albert** reported that **Bin 71** may appeal Committee decision to deny its proposed sidewalk café.

**Health & Human Services** - **Barbara Van Buren** reported that the **Lantern Group** proposed an improved design for supportive housing at the **Marion Hotel**. Given reallocation of commercial spaces, added bathroom capacity, and a reduction of **HIV/AIDS** residents, the **Health & Human Services** and **Land Use Committees** recommend approval of the plan.

**Parks & Preservation** – **Lenore Norman** reported that **Parks** wants to pave paths along the “desire lines” between **Riverside Drive** and the service road from **West 99th Street** to **101st Street**. Discussion of the **Parks** proposal to limit congregations in **Central Park** was postponed.

**Commerce** – **George Zeppenfeldt-Cestero** reported:

- Residents are complaining about noise from several bars on **109th Street**.
- He met with **Independence Bank** representatives and asked that they hire community residents for a new branch at **West 110th Street**. He reported that
- **St. Michael’s Church** has re-purchased a plot at **100th Street** and **Amsterdam Avenue** and plans to develop a property.
- The committee will hold a **July 13** forum on balancing chain store expansions with the needs of small businesses.

**Strategy & Budget** – **Helen Rosenthal** reported that the **District Needs Statement** for **FY07** is nearly complete. She noted that few **Out-of-School** time proposals (worth approximately **\$1.5 Million**) have been approved for the district and presented a resolution to encourage **DYCD** to increase funding for unfunded programs. Approved: 9-0-0-0. Board member: 1-0-0-0.

**Shelly Fine** inquired about an item in the **District Need Statement** regarding real estate development by religious institutions. **Helen Rosenthal** assured him that the issue will be reviewed by the **Budget Committee** and the **Board** prior to completion of the **DNS**.

## **Solid Waste Management Plan**

Charles Simon, Chairperson of CB7's SWMP Task Force, reported. SWMP continues to be dynamic. Council Speaker Gifford Miller's plan was not accepted, and the Mayor's veto of the Council's rejection of the 4 ULURP applications (including East 91st Street) was not overridden.

The Economic Development Corporation and Department of Sanitation plan to issue this fall a request for proposals for commercial use of West 59th Street. MCB4 and MCB7 and Council Member Gale Brewer have asked for public review of the draft RFP. Sanitation said that it is 99% likely that any new commercial use of West 59th Street would require ULURP (as well as other regulatory approvals).

## **Board Development**

Barbara Van Buren made a preliminary report on the work of the Board Development Action Team. The team is reviewing suggestions recorded during the Team Building workshop and will continue to meet over the summer to finalize recommendations. She will report at the full board meeting.

Helen Rosenthal adjourned the meeting at 9:00 pm.

Present: Helen Rosenthal, Andrew Albert, Sheldon Fine, Bobbi Katzander, Lenore Norman, Barbara Van Buren, George Zeppenfeldt-Cestero, Dan Zweig, Melanie Wymore. Board Member Charles Simon. District Manager Penny Ryan.

Absent: Hope Cohen.

Respectfully submitted by Melanie Wymore

## **Transportation Committee**

Andrew Albert, Chairperson

June 14, 2005

The Chair of the Committee, Andrew Albert, called the meeting to order at 7:15 pm.

1. Church of Jesus Christ of Latter-Day Saints, Columbus Avenue (West 65th-66th Street.) Application by Church of Jesus Christ of Latter-Day Saints to the

Department of Transportation for a consent to install one planter along West 66th Street and three planters along West 65th Street.

Because there was no representative present, the committee was unable to consider the request.

2. 474 Columbus Avenue (West 83rd-84th Streets.) New application to the Department of Consumers Affairs by ARK 474 Corp., d/b/a Columbus Bakery , for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Joe Vasquez was present representing the owner, Michael Orstein. Karen Lieberman, a resident of the neighborhood was present—endorsing the new café. Vote to approve: 2-0-0-0. Non-committee members: 2-0-0-0.

3. 2180 Broadway (West 77th Street.) Renewal application by 2180 Broadway Restaurant d/b/a/ Manhattan Diner for a two year consent to operate an enclosed sidewalk café with 18 tables and 38 seats.

James Poulos, the owner, was present. Vote to approve: 2-0-1-0. Non-committee members: 0-0-2-0.

4. Request by Green Market for No Parking signs on northbound side of Broadway between 65th and 66th Streets in order to avoid paying parking meters.

June Russell, Manager of the market was present. Resolution to Disapprove: 5-0-0-0. Non-Committee members: 2-0-0-0. Subsequently, GreenMarket withdrew the application.

5. 600 Columbus Avenue (West 89th-90th Streets.) New application by AYY Restaurant Corp., d/b/a/ Darna for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 39 seats.

Steve Wygoda, architect for Darna was present. There remains a concern by neighbors about cooking odors. Vote to approve: 6-0-1-0. Non-Com. 2-0-0-0. The committee was acting in behalf of the full board.

6. 237 Columbus Avenue (West 71st and 70th Streets.) Revised new application by 71 Wine Bar Café Operating Corp., d/b/a/ Bin 71 for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.

Lawrence Bondulich, the owner and Steve Wygoda were present. Michael Murphy, Rodriguez and Karen Etheredge, residents in the building where Bin 71 is doing business, spoke of the terrible noise problems after 11:00PM, of the drinking and drunkenness out on the street and of the necessity to call the police and to report to 311. The committee voted to disapprove: 5-0-0-0. Non-Committee: 2-0-0-0.



**7. Presentation by the MCANYCT of the initial, conceptual design for the renovation of the West 96th Street IRT station.**

**MTA will submit a summary of the proposed project.**

**Committee Members Present: Andrew Albert, Bobbie Katzander, Barbara Keleman, Oscar Rios, Charles Simon, Dan Zweig. Committee Member Absent: Sheldon Fine, Eric Nelson. Board Members: Hope Cohen, Bob Herrmann, Steve Strauss.**

**Parks and Preservation Committee Lenore Norman, Chairperson**

**June 9, 2005**

**The meeting (at the Museum of Natural History) was called to order at 7:15 p.m. by Lenore Norman.**

**1. PRESENTATION BY DEPARTMENT OF PARKS & RECREATION ON PROPOSAL TO CONSTRUCT PAVED PATHS ALONG DESIRE LINES BETWEEN RIVERSIDE DRIVE AND SERVICE ROAD BETWEEN 99th AND 101st STREETS**

**Margaret Bracken of DPR (Riverside Park) presented the proposal, which involves Firemen's Island. The Firemen's Memorial was restored a few years ago. However, the landscape is severely deteriorated, and there are no north-south paths, though there are strong north-south desire lines. The island is used by dog walkers and for passive recreation.**

**The proposal is to improve drainage, restore plantings and create six-foot wide meandering paths generally following the north-south desire lines between 99th and 101st Streets. This would also result in an ADA-compliant route to the memorial.**

**The budget is approximately \$85,000-\$90,000, with private funding in place. No "naming" is contemplated. The paths would be designed to blend with the landscape to the extent practicable.**

**Community member Richard Johnston, who lives at 100th Street and WEA, expressed concern about not losing "green" space, and not extending the paths north of 101st Street.**

**After discussion, the Committee voted to recommend preliminary approval for the design, subject to DPR returning for a presentation of the final design, including the chosen path materials.**

**RESOLUTION:**

**WHEREAS, the proposed design provides badly-needed restoration of the landscape at Firemen's Island; and**

**WHEREAS, the proposed paths follow existing north-south desire lines and are minimally intrusive to the landscape;**

**Community Board 7 approves the preliminary design for the proposal to construct paved paths along the desire lines between Riverside Drive and the service road between 99th and 101st Streets.**

**Vote: 4-0-0-0. Public Member: 1-0-0-0.**

**2. 124 WEST 72nd STREET: APPLICATION BY CINGULAR WIRELESS TO INSTALL A SIGN.**

John Park, the engineer for the project, presented. Igal Kutchner, the owner, was also present. Cingular had installed a new sign that is too big and otherwise inappropriate and received a violation. The application is to install a new sign within the designated signband. The letters would be two feet high and six inches thick, mounted on a LED display of total height of two feet, six inches.

While the Committee was concerned about maintaining the improved historical look of 72nd Street following a successful restoration and beautification initiative several years ago spearheaded by Landmark West! and former Councilperson Ronnie Eldridge, it approved the proposed sign as reasonably appropriate.

**RESOLUTION:**

**WHEREAS, taking into account the size, colors and LED characteristics of the proposed sign, Community Board 7 believes that it is reasonably appropriate to its site;**

**Community Board 7 approves the proposed Cingular sign at 124 West 72nd Street.**

**Vote: 4-0-0-0. Public Member: 1-0-0-0.**

**3. 104 WEST 73rd STREET: APPLICATION BY PORTFINO SUN SALON TO LEGALIZE SIGNAGE INSTALLED WITHOUT A PERMIT.**

George Hearn, owner of the building, appeared. The applicant, his tenant, did not appear.

Mr. Hearn said that the illegal sign had been installed about a year ago after the building facade was restored. A flagpole and the prior sign had been removed in connection with the restoration. Mr. Hearn said that the business needed visibility from the avenue (Columbus Avenue) and that a front structure recently added to the corner building blocked the view. He said that the applicant might want to install a new flagpole in addition to a sign.

The Committee asked Mr. Hearn to have the applicant return with proposed plans as soon as possible.

#### **4. 34 WEST 89th STREET: APPLICATION TO LEGALIZE REMOVAL OF A DOOR WITHOUT A PERMIT.**

Adrien Weindling, owner of the brownstone, presented.

As described by Mr. Weindling, DOB had disapproved his application to restore a locking door at the rear of the original vestibule on the ground that such door would be too close to original double doors that provide the entry to the first-floor apartment. The original outer doors had substantially deteriorated after the removal of the stoop in the 1930's and use of the original doorway as a planting area. As further described, DOB had also disapproved having a double door with both sides opening, and also disapproved a symmetrical double door with only one side opening as too narrow.

Further as described, the applicant had been in unsuccessful negotiations with LPC when he felt he had to go forward with a new door in connection with his construction project. He designed and installed an asymmetrical oak door modeled after an original (symmetrical) door down the block. For reasons discussed by the applicant, there are no glass panels and the doorbell apparatus is mounted on a panel in the narrower of the two doors. He received a violation for installing the door without a permit.

Roy Silverfarb of 39 West 89th Street opposed the new door as too light in color and because the buzzer is lit.

There was extensive discussion. The members of the Committee were concerned about the lack of symmetry and to some extent about the lack of glass panels. There was less concern about the color, on the theory that the new wood would likely oxidize. The Committee felt that there had not been enough coordination between DOB and LPC, and that the applicant should return to LPC with a request from the Committee that it work with DOB to provide a solution to the vestibule issues that would permit more appropriate exterior doors to be installed. The Committee decided to caucus before the July Full Board meeting if more information were available.

#### **5. 127 WEST 79th STREET: APPLICATION TO CREATE A MASTER PLAN GOVERNING THE INSTALLATION OF WINDOWS.**

The application is a large coop apartment building built in 1926, Clifton House. Leon Y. Geoxavier, architect for the project, presented.

Aluminum replacement windows were installed prior to designation of the Historic District. The application is for approval of a master plan to govern window replacements by coop owners.

As presented, there are several styles of windows in the building. There is one old six-over-one and mostly one-over-one replacements. Some windows at the second and sixteenth floor have fixed demilune panels at the top. There is historical evidence that some or all of those windows at one time had casements below the demilunes, but that evidence is from probably the 1940's. The proposed master plan provides for the reinstallation of casements in those windows.

Otherwise, the master plan is for one-over-one aluminum windows on all four facades, with the frames in a molded historical profile in an off-white color. The master plan does not call for the restoration of divided lights, among other reasons because owners will be replacing their windows over a long period, and technology will change.

After discussion, the Committee felt that the former casements at the second and sixteenth floors were probably not original to 1926. They felt that although the applicant proposed to provide for reinstallation of casement at those locations at the request of LPC, the applicant should convey to LPC that the Committee did not believe that they were original to the building, and that double-hung windows below the demilunes would be more appropriate

#### **RESOLUTION:**

**WHEREAS, Community Board 7 applauds the owner of 127 West 79th Street for adopting a master plan for the future replacement of windows on all facades of the building; and**

**WHEREAS, Community Board 7 believes that it would not be reasonable to require the reinstallation of divided light windows, and that one-over-one windows are a reasonably appropriate substitute; and**

**WHEREAS, Community Board 7 believes that the installation of casements at the second and sixteen floors would be inappropriate, even though there is documentation that at some time in the past there were casements below the demilunes in those windows;**

**Community Board 7 approves the application for a master plan for the future replacement of windows by shareholders at 127 West 79 Street, except that**

**Community Board 7 disapproves the installation of casements at the second and sixteenth floors, and recommends that one-over-one double-hung windows be specified instead.**

**Vote: 4-0-0-0. Public Member: 1-0-0-0.**

#### **6. 118 WEST 87th STREET: APPLICATION TO REPLACE STREET FACADE WINDOWS, TO REPLACE REAR FACADE, TO CONSTRUCT A BAY WINDOW AND STAIRS AND FOR A ROOFTOP ADDITION.**

**The front facade windows were not before the Committee. Anne Fairfax, architect for the project, presented.**

**This is a gut renovation of a brownstone. The usage will go from 60% to 80% of FAR. Neither the rear extension nor the rooftop addition will be visible from any public way. The facade material for the rooftop addition is stucco of a brownstone color. Windows will be wood-framed. In light of the fact that nothing will be visible from the street, as well as the appropriateness of the materials, the Committee approved the application.**

#### **RESOLUTION:**

**WHEREAS, the design and materials of the proposed rear and roof-top additions are appropriate to the historic fabric of the building; and**

**WHEREAS, the additions will not be visible from any public way,**

**Community Board 7 approves the application for a rear addition, including bay window, and rooftop addition at 118 West 87th Street.**

**Vote: 3-0-0-1. Public Member: 1-0-0-0.**

**7. 131 WEST 70th STREET: APPLICATION TO CONSTRUCT REAR YARD AND ROOFTOP ADDITIONS, AND ANEW STOOP.**

**Greg Rothstein, architect for the project, presented.**

**The proposed new stoop has open metal railings at the side. There are no photos available of the original stoop, and the two stoops remaining on the block have open railings.**

**The extension is now 1/2 width. It would be increased to full-width, and go up all four floors. In addition, there would be a rooftop extension with a peaked-glass roof. At the ground floor, a greenhouse of two-story height, but with only one floor, would extend some feet into the otherwise required 30-foot year yard. Mr. Rothstein said that that was permissible for a greenhouse under the Building Code.**

**The Committee encouraged restoration of the stoop, but felt that it should be to original historical contours, with closed masonry-like sides. It felt that a design employing open sides and metal railings was not appropriate to the original period of the house and without sufficient historical validity.**

**Some members of the Committee generally did not like the some of the design elements of the year yard and rooftop additions, including the casement windows and the substantially glass roof on the rooftop addition, but considered that the additions would not be visible from any public way.**

**The Committee asked the architect whether the applicant would be amenable to modifying the design of the stoop to meet its concerns, and he said no. The Committee accordingly decided to disapprove the stoop design and to approve the other additions.**

**RESOLUTIONS:**

**WHEREAS, Community Board 7 applauds and encourages the restoration of stoops; but WHEREAS, the proposed stoop design, with open sides and metal railings, is not consistent with the original style of the building, nor of sufficient historical validity;**

**Community Board 7 disapproves the proposed design of the stoop at 131 West 70th Street on the ground that it has open sides and metal railings, which are inappropriate, rather than closed masonry-like sides, which would be appropriate; and**

Community Board 7 encourages the applicant to resubmit the proposed stoop with an appropriate redesign.

Vote: 3-0-1-0. Public Member: 1-0-0-0.

WHEREAS, the proposed rear yard and rooftop additions will not be visible from any public way;

WHEREAS, the applicants architect has advised that the extension of the year yard greenhouse into the 30-foot rear yard requirement is permissible,

Community Board 7 approves the proposed design for the rear yard extension and rooftop addition at 131 West 70th Street.

Vote: 4-0-0-0. Public Member: 1-0-0-0.

#### **8. 22 RIVERSIDE DRIVE: APPLICATION TO CONSTRUCT A ROOFTOP ADDITION.**

Terry Smith, architect for the project, presented. The proposed addition is a metal greenhouse on the south side of the roof, to match an existing original greenhouse on the north side.

This addition would be to a three-story penthouse. The architect showed photos of the original greenhouse on the north side. It is visible from Riverside Park and from Riverside Drive from the north. The proposed greenhouse would be similarly visible from the south.

The Committee said that it would not approve this addition if the existing greenhouse were not original, but in light of the fact that the Committee was advised that it is, and in light of the symmetry of the proposed design, voted to approve the application.

#### **RESOLUTION:**

WHEREAS, there is an existing, original metal greenhouse of like design on the north

side of the roof; and

WHEREAS, although, like the north greenhouse, the proposed south greenhouse will be visible from Riverside Park and Riverside Drive, it will present to the viewer a symmetrical element with the original north greenhouse,

Community Board 7 approves the application for a greenhouse rooftop extension at 22 Riverside Drive.

Vote: 4-0-0-0. Public Member: 1-0-0-0.

**9. 330 WEST 77th STREET: APPLICATION TO CONSTRUCT REAR YARD AND ROOF TOP ADDITIONS AND TO INSTALL A NEW PARAPET WALL AND RAILINGS AT THE ROOF.**

Greg Rothstein, architect for the project, presented.

The building has an inappropriate front portal, presumably from prior to designation of the Historic District. This project does not involve the front facade. In the existing condition, there is a two-story partial extension. The existing, original, top floor does not extend as far back as the original rear building line. The application is to build a rear extension from the lot line to the lot line and up four stories. The original top floor would be extended rearward, but not as far as the first four stories. There is no rooftop extension proposed. The rear facade would be brick, with double-hung windows. In light of the fact that the additions will not be visible from the street, the Committee approved the application.

**RESOLUTION:**

**WHEREAS**, the proposed rear yard addition and other new construction will not be visible from any public way;

Community Board 7 approves the proposed rear yard extension and top floor extension for 330 West 70th Street.

Vote: 4-0-0-0. Public Member: 1-0-0-0.

**10. DISCUSSION OF DPR PROPOSAL TO LIMIT GROUP ACCESS TO THE GREAT LAWN IN CENTRAL PARK**

Ms. Norman distributed Department of Parks & Recreation, Notice of Opportunity to Comment on proposed Rule, Revisions of E2-0S of Title 56 of the Official Compilation of the Rules of the City of New York. The members of the Committee reviewed the text.

Several members of Committee expressed concern that the potential civil rights implications of the proposal outweighed horticultural concerns. Mr. Fine suggested proposing to DPR a total of E 2 events, over a period of more months than currently proposed. Ms. Neuwelt expressed support for the proposed rules as reasonable protection for restored park landscapes. Ms. Norman expressed interest in seeing additional information supporting the proposal. The Committee decided to try to get more information before voting on a resolution. No resolution was proposed.

The meeting was adjourned at about 10:30p.m.

Minutes by Klari Neuwelt.

**Committee Members Present: Lenore Norman, Klari Neuwelt, Patricia Stevens, Sheldon Fine. Committee Members Absent: Phyllis Gunther.**

## **Strategy and Budget Committee**

**Helen Rosenthal, Chairperson**

**June 23rd, 2005**

**The minutes from the previous meeting were approved. The next set of minutes will be faxed to all committee members (in addition to being posted on [www.cb7.org](http://www.cb7.org)) along with the budget consultation dates for this fall.**

### **DNS Update:**

- **Elizabeth Starkey will finish Health by June 30**
- **Helen will send Housing section to Richard Asche, Sean Small and Victor Gonzalez to ask for their edits by June 30.**
- **Helen will check in with Penny regarding all other sections.**

**Resolution to the City Council and DYCD requesting funding for CD7 out-of-school time programs that were defunded by DYCD. Helen will draft a resolution for the committee. The reso will then be brought to the Steering Committee for approval. The timetable is shortened due to the timing of the City Budget which the City Council will pass by July 5th (in all likelihood).**

**The block association questionnaire was reviewed and approved with two small changes. The Committee thanks Bob Herrmann for his excellent effort on this questionnaire. The two changes are:**

**Add contact name and phone number under "Name of Association."**

**Add at the end of question 8: If yes, what was the issue? Were you satisfied with the outcome?**

**The Budget Consultation questions were distributed to members present...they will be reviewed and any additional questions will be passed along to Penny Ryan.**

**NYCHA: Victor Gonzalez and Penny Ryan spoke to the committee about the problems that NYCHA developments in our district face. We decided to take two steps:**

- **Ask Council Member Gale Brewer for a copy of her study of the effectiveness of the NYCHA "ticket" system for repairs. Consider asking her to update the study.**
- **Ask Frederick Douglass Houses Tenant Assoc if we might come to one of their next meetings. Penny Ryan will follow up on this for us.**



**Present: Helen Rosenthal, Sean Small, and Elizabeth Starkey. And, Victor Gonzalez and Penny Ryan**

**Absent: David Harris, Melanie Wymore and Bob Herrmann**

**Health and Human Services Committee**

**Barbara Van Buren, Chairperson**

**Joint With**

**Land Use Committee**

**Richard Asche, Chairperson**

**June 21, 2005**

**Co-chaired by Richard Asche and Barbara Van Buren.**

**Present: Committee Members Annette Averette, Barbara Keleman, Freddie Richardson**

**Board Member Elizabeth Starkey.**

**This was a continuation of a discussion started at last month's Land Use Committee. The Lantern Group, a not-for-profit housing group, is requesting Board approval of their acquisition of the Marion Hotel, a commercial SRO which has primarily been housing referrals from the City's HIV/AIDS Services Administration at a high rental, and providing no supportive services to the tenants. There were unanswered questions at the last meeting which would be answered tonight.**

**One concern had been the number of bath rooms available, - 3 for every 17 tenants. Because it was expected that there would continue to be a high number of tenants who were people living with AIDS, for whom diarrhea was a common ailment, this was questioned. (Most housing provided specifically for people living with AIDS has a 1 to 1 ration.) The group, and the funding agency, HPD, stated that it was financially impossible to make that large a change in the structure of the building. The Lantern Group did agree to add two bath rooms on every floor, changing the ratio of rooms to bath rooms to 17 – 5. They also stated they would reduce the number of HASA clients to 45. (By attrition; no one would be displaced involuntarily).**

**There had been concern about the plans presented at the last meeting, which were schematic, and gave no dimensions. The agency is adding a dining room, with an estimated capacity of 44, (three seatings anticipated, but not yet worked out), a kitchen, staff offices and program rooms. An enlarged elevator is being installed, which leads the SRO units to be reduced from 144 to 135. Two meals a day will be served. The average unit size will be 128 square feet.**

Sinks, refrigerators, and microwave ovens will be installed in each room. There were no questions raised about the building plans.

The tenant composition will be changed to permanent housing for a mix of special needs populations and low income single adults. Breakdown anticipated will be 50 individuals living with mental illness, 45 HASA clients, and 40 low income persons. Supportive services will be provided to all tenants by 25 full-time employees..

About 20 tenants from 260 W 99th St, a 33 unit building which has just been acquired by the Lantern Group, and where extensive rehabilitation will require the tenants to move out during the renovations, were present. They expressed their concern that they wouldn't be able to return to the building when the work was completed. They were reassured that their move was just temporary, and only for their safety and well-being. There will be no needed displacement at the Marion, where changes will be much more limited.

Because there was still concern about the number of bath rooms per floor, it was agreed that prospective tenants would be advised of the facilities in the initial referrals.

As HASA has left its clients in poor living conditions for many years, and provided no on-site services to them, it was agreed that the people living in the Marion, to be known as Huntersmoon Hall, would be much better off under the proposed arrangement.

A resolution approving HPD's financing of the project was passed unanimously.

Committee Members 5-0-0-0

Board Member 1-0-0-0

Public Member 1-0-0-0

The Health & Human Services continued its agenda which involved discussion of the District Needs Statement. Members were given copies of last year's report, and the Committee's minutes of the last two meetings, which addressed these issues, and were asked to forward their comments to the Chair.

The meeting was adjourned.