

November 2005 Minutes

Full Board Meeting Sheldon J. Fine, Chairman

November 1, 2005

Stephen Wise Free Synagogue

Sheldon Fine called the meeting to order at 7:07 PM. Minutes from previous full board meeting were approved: 26-0-0

Chairman's Report

Mr. Fine:

- Introduced District Manager Penny Ryan and thanked her for her service to the Board.**
- Introduced new Board officers and briefly described their responsibilities. The Chairman and Vice- Chairpersons will serve as liaisons to the Board's standing committees—each will have the responsibility for the oversight of two standing committees. There will be one recording secretary who will record the minutes of the full Board meetings and a corresponding secretary who will be responsible for membership and newsletters.**
- Board members were asked to submit their committee preference requests by November 3rd. The standing committees will be: Youth, Transportation, Environment & Public Safety, Health & Human Services, Housing, Parks & Preservation, Land Use, Business and Consumer Issues.**

District Manager's Report

Penny Ryan:

- Announced the death of former Board member of Ana Pereira. The funeral will take place on November 5th, 10 AM at St. James Presbyterian Church, 409 West 141st Street.**
- Working with Tenants Association President/CB7 member Victor Gonzalez and Councilmember Gale Brewer's office to address problems at the NYC Housing Authority playground behind 585 Amsterdam Avenue.**
- Tenants affected by the fire at 964 Amsterdam Avenue have retrieved their belongings. HPD is working with owner's engineers to repair the building.**
- FDNY has asked the public to check batteries in carbon monoxide detectors. There has been an increase in emergency complaints due to faulty batteries.**
- NYPD has asked the public to lock doors and windows. Burglaries are up in the District.**
- Continuing to address Code violations and tenant harassment in commercial SRO's in District.**

Mr. Fine acknowledged Hope Cohen's service to the Board as the Chairperson for the past two years and presented her with a gift of appreciation.

Public Session

Kevin Thomas, FDNY, Engine Company 40: On October 20, 2005, there was a fire on West 79th Street and West End Avenue. There was no engine company coverage on the Upper West Side because the companies that usually serve that address had responded to an earlier fire in the Bronx. An Upper East Side engine company responded after 10 minutes. A second engine company responded a minute later. He is concerned about this pattern of redeployment and the consequences in case of a major fire.

Alan Flacks, spoke about the DOT Commissioner and FDNY staffing issues.

Wendy Sue Fogel, resident of 55 Central Park West, reported pedestrian accidents at the West 66th Street and CPW intersection and asked for turn arrows. Many children from the Ethical Culture School and the YMCA use this intersection. Ms. Fogel questioned the DOT study that recommended against turn arrows. The Transportation Committee and CB7 office will follow-up.

Miki Fiegel, Westsiders for Responsible Development, thanked the Board for its work on zoning above West 96th Street and expressed concern about the Lantern Group's plans for the West 99th Street building and the Marion Hotel, both projects approved by the Board. Current residents at West 99th Street are concerned about returning after renovations. Ms. Fiegel said air-conditioning will not be provided for residents on medications and no provisions have been made for background checks on new tenants. Land Use and Health & Human Services Committees will follow-up.

Cynthia Doty, Westsiders for Responsible Development, spoke against the Extell Development towers. Extell has not given back to the community.

Rosemary Murray, New York Public Library, Bloomingdale Regional Branch, introduced herself and the new Riverside Branch librarian, (name needed.)

Diana Schneider, Residents Opposed to Aircraft Racket (ROAR), stated concern about air traffic noise. Congress has not taken any action. Recommended Board members view <www.njcan.org>.

Karen Robinson, West 99th Street resident, expressed appreciation for CB7's work on contextual zoning and expressed her support.

Ann Shirazi, stated concern about towers that are being developed on West 100th Street and Broadway and urged rezoning and landmark designation for the limestone and brownstone buildings in the neighborhood.

Toni Cindrich, Treasurer, Westsiders for Responsible Development, urged City Planning to expedite rezoning. Would like to keep neighborhood's look and character.

Shaen Begleiter, Treasurer, West 68th Street Block Association, welcomed the Board to West 68th Street. Announced that a resident was a victim of a push-in burglary and the street was currently a crime scene.

Beverly Schneider complained about the Extell construction. She works from home and is unable to do so because of the noise. One of her windows was blown out by the construction.

Reports by Legislators' Offices

David Chang, State Senator Tom Duane's office, introduced himself to the Board.

Carrie Schmitz, Assemblymember Daniel O'Donnell's office, reported that the Assemblyman is involved in the rezoning debate and is exploring legal action to slow down or cease development at Broadway and 99th Street. She mentioned an article in the Daily News and her office's legal services to tenants which are offered monthly.

Dan Berger, Congressman Charles Rangel, reported that the Congressman opposes the war in Iraq and believes in contextual rezoning; urged that all community development decisions be made in consultation with the community involved.

Christina Harvey, State Senator Eric Schneiderman's office, mentioned an Op-Ed page piece in

The New York Times supporting the Transportation Bond Act. The Senator is working to repeal and/or to reform the Rockefeller Drug Laws.

Josh Bocian, Councilmember Gale Brewer's office, said the Councilmember is working on West 66th Street turn signal and on problems with Fresh Direct's trucks. Applauded Hope Cohen for her service and congratulated Sheldon Fine on his election as Chairman.

Business Session

Parks & Preservation Committee

Lenore Norman, Chairperson

1. River Walk, West 83rd-91st Street, Riverside Park.

Resolution to approve the application to the Landmarks Preservation Commission by the Department of Parks & Recreation for the reconstruction of River Walk was adopted: 40-1-0-0.

Alex Brash and KC Sahl, Department of Parks & Recreation (DPR), gave a brief presentation on River Walk. The project, funded with funds from Mayor, has been approved by the Landmarks Preservation Commission. DPR is in the process of obtaining necessary approvals and plans to begin construction next summer, 2006. Lenore Norman reminded the Board that this project has been a priority for years. Board members asked if there is a way to discourage bicycle use. DPR responded that it is not possible and has explored options with Transportation Alternatives. Ms. Norman and Tom Vitullo-Martin expressed concern about speeding bicyclists. Board members believe that this is a design question and DPR should discourage bicyclists.

2. Central Park Precinct House, West 86th Street Transverse.

Resolution, as amended, to approve the application to the Landmarks Preservation Commission by the NYC Police Department and the Department of Design & Construction for the restoration of the precinct house was adopted: 37-5-0-0.

Karlsberger Architecture, P.C. presented the design. They showed original drawings from 1871 and existing conditions. The facade will be restored and the interior will be renovated as a functioning precinct house. The courtyard will be enclosed with glass and covered with a curved copper roof. There are two relevant heights: the new roof will be 5 feet above the existing one at the perimeter and 8 feet higher at the center. From the transverse, little of the new roof would be visible. From reservoir track, the whole roof would be visible. In response to Board questions about precinct parking on the Bridle Path, Detective Dan Diehl stated the design calls for parking on site that will move cars from Bridle Path. However, there is no guarantee that the parking issue will be completely resolved. Manhattan North also uses the precinct house as the base for its scooter patrol.

Roy Silver: There are a lot of cars on the bridle path that block both equestrians and pedestrians. The parking has caused a decline of business of Claremont Stables.

Tom Vitullo-Martin: Informed the Board that the precinct was originally a horse stable. Over time, the path has become a free and convenient parking lot for the precinct. Board should take strong position against the use of the bridle path as parking lot.

Ethel Sheffer: Approves of the design. Parking issue is not part of the resolution, but requires further investigation. Recommended that the parking problem be referred to the appropriate committee.

Lance Dashefsy: Expressed concern about the use of glass in the design.

Eric Nelson: Parking is connected to design question.

Hope Cohen: Design includes a parking lot.

Andrew Albert: Asked about the position of other Community Boards. Community Boards 8, 10 and 11 are in favor of the design.

Klari Neuwelt: Spoke in support of the resolution because structural questions were addressed.

Page Cowley : Expressed concerns about the project. For example, adding an umbrella may make the courtyard space darker. She would not support the project.

Charles Simon: Also expressed concerns about the design. Urged the Board to condition the approval on the parking issue. No assurances of the number of cars that may remain on the bridle path.

Gabrielle Palitz: Went to the site and felt the design is far less intrusive than she initially thought. She supported the design.

Steve Strauss: Board needs to address parking.

Ethel Sheffer: Suggested the following amendment: CB7 expresses reservation about the parking of cars, including on the periphery and perimeter of the bridle path.

Elizabeth Starkey: CB7 needs to specify the number of cars, type of cars (police or employees of precinct) and others that are parked at the location.

Charles Simon: Offered language: Approval is conditioned on a commitment from the City and NYPD to ensure that all operational vehicles will be parked in the parking lot and off the bridle path.

Eric Nelson: Modified language: Conditioned upon NYPD acting to ensure that once the renovation is complete, the parking needs for NYPD vehicles, private vehicles of NYPD personnel and civilian vehicles are fully accommodated within the planned parking area. This version was accepted as a friendly amendment to the resolution.

3. 22 West 75th Street (Central Park West-Columbus Avenue.)

Resolution to disapprove the application to the Landmarks Preservation Commission for rear yard and rooftop additions was adopted: 35-3-0-0

Diana Schneider, tenant on West 75th Street, expressed her disapproval of the rooftop additions. She supported the Board's disapproval.

(Resolutions Nos. 4-7 were bundled.)

4. 120 West 86th Street (Columbus-Amsterdam Avenue.)

Resolution to approve the application to the Landmarks Preservation Commission for a rooftop addition was adopted: 38-0-0-0.

5. 208 West 79th Street, d/b/a Knitty City (Columbus-Amsterdam Avenue.)

Resolution to approve the application to the Landmarks Preservation Commission for a storefront infill was adopted: 38-0-0-0.

6. 170 Central Park West, New-York Historical Society (West 76th Street.)

Resolution to approve the application to the Landmarks Preservation Commission to install banners was adopted: 38-0-0-0.

7. 150 Riverside Drive, Kateri Residence (West 87th Street.)

Resolution to approve the application to the Landmarks Preservation Commission to install security cameras was adopted: 38-0-0-0.

Transportation Committee

Andrew Albert, Chairperson

8. Resolution to approve the application to the Mayor's Office of Street Activity Permits by the Lincoln Square Business Improvement District for curb line and street closures on November 28, 2005 for the Winter's Eve at Lincoln Center was adopted: 37-0-0-0.

George Zeppenfeldt-Cestero commended the Lincoln Square BID on its great work.

9. 2642 Broadway (West 100th Street.)

Resolution to approve the renewal application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & Radio Group Transportation Inc. at 2642 Broadway for a For Hire Base Station was approved 36-0-1-0

10. West 103rd Street (Broadway-West End Avenue.)

Resolution to approve the request by the Movie Place to name secondarily West 103rd Street between Broadway and West End Avenue in honor of Humphrey Bogart was adopted: 30-6-0-0.

11. 240 Columbus Avenue (West 71st Street.)

Resolution to approve the renewal application #0925987/ULURP#N050330 to the Department of Consumer Affairs by Penang Corp., d/b/a Penang, for a two-year consent for an enclosed sidewalk café with 12 tables and 40 seats was adopted: 27-4-4-0.

12. NY State Transportation Bond Act.

Resolution in support of the NY State Transportation Bond Act was adopted: 27-2-3-2.

Strategy & Budget Committee

Helen Rosenthal, Chairperson

13. CB7's priorities for Fiscal Year 2007 NYC Capital Budget.

Resolution to approve was adopted: 36-0-0-0

14. CB7's priorities for Fiscal Year 2007 NYC Expense Budget.

Resolution to approve was adopted: 33-0-1-0.

Meeting adjourned at 9:55 PM.

Submitted by Chaumtoli Huq

Present: Sheldon Fine, Barbara Adler, Andrew Albert, Linda Alexander, Annette Averette, Hope Cohen, Page Cowley, Alberto Cruz, Lance Dashefsky, Georgette Gittens, Guillermo Gonzalez, Victor Gonzalez, Phyllis Gunther, Marlene Guy, Robert Herrmann, Lawrence Horowitz, Chaumtoli Huq, Joyce Johnson, Bobbie Katzander, Eric Nelson, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Sharon Parker-Frazier, Melanie Radley, Freddie Richardson, Oscar Rios, Madge Rosenberg, Helen Rosenthal, Ethel Sheffer, Charles Simon, Sean Small, Elizabeth Starkey, Patricia Stevens, Steve Strauss, Barbara Van Buren, Tom Vitullo-Martin, D. Maria Watson, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

Absent: Richard Asche, Jean Green-Dorsey, Douglas Griebel, David Harris, John Howell, Ulma Jones, Barbara Keleman, Luis Reyes.

Transportation Committee

Andrew Albert, Chairperson

November 9, 2005 at St. Luke's-Roosevelt Hospital

Andrew Albert called the meeting to order at 7:10PM.

1. 2290 Broadway (West 85th Street.) Renewal application #1119642/ULURP#N05332 to the Department of Consumer Affairs by Westside Deli, LLC., d/b/a Artie's Delicatessen for a two-year consent for an enclosed sidewalk café with 26 tables and 54 seats.

Jeff Bank, owner, appeared. No changes to the existing cafe. The Committee passed the following resolution:

Be it resolved that CB#7 approves the renewal of Artie's application for an enclosed sidewalk cafe.

Vote: Comm. 3-1-0-0. Board Member: 0-1-0-0.

2. Request by Dominican Sunday to name the greenway at Amsterdam Avenue and West 110th Street in honor of Minerva Bernardino, the first ambassador to the US from the Dominican Republic.

Altagracia Hiraldo, Director of Dominican Sunday, and Dr. Onesimo Guerrero spoke in favor of naming the son to be constructed Greenway at West 110th Street & Amsterdam Avenue, which has been funded by Councilman Philip Reed, in honor of Minerva Bernandino. Ms. Bernandino lived on the East Side, but often stayed on the West Side on West 103rd Street. Many in the Dominican Community are extremely proud of her diplomatic efforts many years ago. While the

Transportation Committee felt this was largely a Parks Committee item, the Committee appreciated that Ms. Hiraldo had appeared once before on this topic, and did not want her to leave "empty-handed". The Committee adopted a resolution expressing the "sense of the Committee".

Resolved that the Transportation Comm. appreciates the importance of

Ms. Minerva Bernandino to the West Side Dominican Community & supports the naming of the Greenway at Amsterdam Avenue & West 110th Street in her honor.

Vote: Comm. 7-0-0-0. Board member 1-0-0-0.

3. Request that Department of Transportation and 311 resume taking complaints about and issuing violations for unsafe sidewalks.

The Committee discussed the fact that the Department of Transportation has stopped accepting 311 complaints regarding unsafe sidewalk conditions. It was felt that this was a terrible turn of events, as having an all-in-one complaint center made a good deal of sense, especially considering that the public frequently doesn't have access to the names of individual building owners. The Committee passed the following resolution:

Whereas the 311 phone system has been a resounding success with the public in lodging many different kinds of complaints to various city agencies, and

Whereas a large number of people have used the 311 system to report sidewalk and street violations & unsafe conditions, and

Whereas the public doesn't have on-the-spot access to building ownership, and in most cases wouldn't take the time & trouble to contact the owners of buildings whose sidewalks have violations, and

Whereas the Department of Transportation has removed the ability to lodge sidewalk complaints with the 311 system,

Therefore Be it Resolved that Community Board #7 demands that D.O.T. immediately restore the sidewalk violation complaint notification to the 311 city-wide complaint system.

Vote: Comm: 7-0-0-0. Board Member: 1-0-0-0

4. Update on cultural plaque program.

Josh Bocian, of Councilmember Gale Brewer's office, was unable to attend, but notified the Committee that they are working on a pilot program. He will have an update soon. The Committee would like to start a pilot program of plaques

to honor West Side writers, artists, actors, and others, as opposed to secondarily naming streets. The plaque program would provide far more information about the honoree than just a street sign. Committee member Bobbie Katzander volunteered to be a liaison with Councilmember Brewer's office on this program.

5. Street resurfacing.

The Committee went over D.O.T.'s list of eligible street resurfacing projects and will recommend five to the Department.

6. New Business

NYC Transit Service Diversions.

Steve Strauss raised the issue of ongoing subway service diversions

(General Orders) on the weekends that have disrupted Seventh Avenue Line service. The Committee agreed that not enough was being done by NYC Transit to notify neighborhoods other than Lower Manhattan of the effects of these diversions. The Committee will send a letter to NYC

Transit President Lawrence Reuter outlining these concerns:

- Neighborhood-specific signage alerting riders of the effects of the diversions for THEIR NEIGHBORHOODS, not just Lower Manhattan.
- Standardized and clear announcements - not left to the discretion
- of the conductor on a particular train.
- Clear signage aboard trains that makes use of the on-board electronic signs on the R-142 & R-142A cars.
- Brochures tailored to individual neighborhoods that show maps and give service options for areas other than just Lower Manhattan. Current brochures target Lower Manhattan.
- On-line subway map updates reflecting service diversions for upcoming weekends.
- Making sure parallel lines, which can be used during the diversions, don't ALSO have diversions at the same time!
- Explanation as to why #3 service is completely suspended during the Fulton Transportation Center construction.

96th/Broadway Subway Station

Jacob Morris appeared and reported that the gate at the northeast corner of 96th & Broadway closes at 9PM in the evening. The Committee agreed this was far too early for a location such as this. Steve Strauss confirmed that the entrance does, indeed close at that hour.

Metrocards

Dan Zweig raised the issue as to why, on pay-per-ride Metrocards, when a family is using one card, only four trips are allowed on that card at a time. Mr. Albert said he would find out the reason.

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

Parks and Preservation Committee

Lenore Norman, Chairperson

1. Dante Park: Monika Goetz, artist and Edward Mosci, Curator, Art In Trees.

A public art initiative that began in Switzerland and the proposal is to install a Moebius strip in Dante Park, across from Lincoln Center. The strip is neon tubing that is shatter- and weather-proof. The tubing is secured with plastic coated wire and there is burlap wrapped around tree branches to prevent damage. The installation will be up for a month and has an automatic timer that will turn off power at 11:00pm.

The Committee voted to approve as presented.

Resolution: Community Board 7 approves the application of the Department of Parks and Recreation for the installation of a Moebius strip artwork in Dante Park for approximately one month. Vote: 5-0-0-0 .

2. Ramsey Summer Staging House: David Rivel, City Parks Foundation, Bill Petrone, architect.

Building is used for storage and staging during summer performances. It was partially destroyed by a fire 7 years ago. The City Parks Foundation has raised the funds to renovate the building, working with both the Parks Department and the Central Parks Conservancy.

The plan is to raise the ridge beam and roof 22" to enlarge 2nd floor storage area. The pitch of the room will remain the same. A bay extension will be added in the rear. The existing bricks will be cleaned and new bricks will match. The windows and doors will be painted. Time frame is 3 months; should be done by March.

Plans have been approved by the Parks Dept, the Central Park Conservancy, MCB 5 and MCB8.

The Committee voted to approve as presented.

Resolution: Community Board 7 approves the application of the City Parks Foundation to renovate and construct an addition to the Summer Stage support building in Central Park. Vote: 5-0-0-0

3. 275 CPW: Jim Jackson, Skyline Windows, representing owner.

Second time before the committee. The proposal is to replace windows in a rental building. Existing windows are in poor condition with many air conditioner units. Currently multi-paned painted steel; proposal is to replace with a facsimile of painted aluminum with top and bottom transoms. A discussion followed about the plan for air conditioner units; one bottom transom per room could be used for the air conditioner units.

On the secondary façade the existing casement windows will be replaced with double-hung windows with no transoms. They are not using casements in the rear because of the cost. However, on the 88th Street façade, and the limited wraparound section on the back of the building parallel to the CPW façade that is very visible from 88th Street, the same casement design will be used as is being used on the CPW façade.

Madeleine Polayes: Will they pit after awhile? JJ: No, these are anodized and painted, which prevents pitting.

John Fiorello, raised concerns about the cost of the windows being passed through to the tenants under the rent stabilization law.

Hedy Field, Tenants Committee: Since only a few windows are currently not in compliance, why not replace those? Why should tenants have to pay for new windows that are unnecessary for landmarks compliance?

Ms. Norman explained that the Committee does not address rent regulation issues, and that an owner is permitted to install appropriate replacement features in a landmark district even if some or all of the existing features are not non-compliant.

The committee voted to approve as presented, with the proviso that the wraparound section will be the same casement design as the two primary facades.

Resolution: Whereas, the design for the replacement windows is a casement style that is appropriate to the original design and further allows for the installation of window air conditioning units in each room; and

Whereas, the applicant has agreed to use the proposed casement design on the wraparound section off of 88th Street parallel to the CPW facade, in addition to the Central Park West facade and the 88th Street facade; and

Whereas, the remaining rear facade, for which double-hung windows is proposed, is only minimally visible from the street,

Community Board 7 approves the proposed window replacement plan for 275 Central Park West. Vote: 5-0-0-0

4. 467 Columbus Avenue: Anthony Morelli, architect.

Application is to add a rear yard extension on a 4 story building and restoration of painted front facade. The extension will be one story and will be 9' to 11' from grade and will enclose a garden and existing cellar.

K Neuwelt asked about notification of neighbors, and Mr. Morelli did not know. Applicant agreed to delay in order to make sure that neighbors have been properly notified.

Shelly Fine joined meeting and suggested applicant call P. Ryan about notification procedures.

5. 473 Amsterdam Avenue (Scharffen Berger Chocolates): Ron Hanks, store manager. Application to install an awning.

Existing storefront is black iron with a sticker logo flush with the facade. The proposal is to put up a fixed, cream-color awning with brown lettering, similar in shape to those adjacent. Awning would extend beyond storefront on one side – to meet awning next door.

Several committee members voiced concern about the proposed awning extending beyond the width of the window area of the store and covering the adjacent masonry. Mr. Hanks agreed to reduce the width of the awning so that it would not extend over the adjacent masonry.

The committee voted to approve subject to the reduction in width.

Resolution: Whereas, the applicant has agreed to reduce the width of the proposed awning so that it does not extend beyond the width of the store windows, and does not extend to cover any of the adjacent masonry; and

Whereas, the design and colors of the proposed awning are appropriate,

Community Board 7 approves the application by Scharffen Berger Chocolates for a storefront awning at 473 Amsterdam Avenue. Vote: 6-0-0-0.

6. 346 West 89th Street, Yeshiva Ketana: Neill Parker, architect. Application is for repair and restoration of the marble walls at the street (Riverside Drive) and for artificial turf in the front yard and an iron fence surrounding the artificial turf, to be enclosed by new plantings.

This individually landmarked building (one of two free-standing mansions on Riverside Drive) has an unusually large front yard, currently a "dust bowl", that is used as a playground. There are 2 applications before LPC: 1. to repair marble retaining walls, balustrade, and piers. The marble has been displaced by water runoff. The marble will be picked up, a mesh support will be put in, and the cleaned marble will be replaced. 2. To install artificial turf (high quality with rubber chip "dirt") in designated play areas to be surrounded by a 3' 6" iron fence. Shrubs will be put around the turf and will eventually be higher than the fence. Shrubs will buffer noise. The entrance will be repaved with pebble finish concrete and fences/gates nearer the street will be replaced and/or repaired.

A discussion of the plants and available sunlight followed. Mary Hogan, (neighbor) asked if there would be enough sunlight for the shrubs since there did not appear to have been enough for grass. Attempts at seeds and sod were unsuccessful.

Antonia Bryson, lawyer for coop at 160 RSD, the building immediately to the south, gave a history of situation and indicated that she, and her clients, were inclined to support the new plan. Another neighbor (adjacent on 89th Street), supported the plan.

Pat Dale, 89th Street Block Assoc., read a letter from Michael Levine which was written before he was fully informed about the current plan. Lenore Norman said that the notification system needs to be improved. However, the applicant provided a list of buildings on the block to which it had sent written notice, and some neighbors said that their buildings had received notice.

Harry Skydell, president of the Yeshiva, thanked the committee and indicated the applicant's willingness to accommodate the 89th Street Block Assoc. in its desire to review the plans. Shelly Fine suggested a meeting of the Yeshiva and the Block Assoc. before the Full Board meeting.

The committee voted to approve with the understanding that we will see the plans for planting and that the Yeshiva will meet with the Block Assoc. prior to the Full Board meeting.

Resolution: Whereas, the proposed restoration of the marble wall at Riverside Drive is designed to prevent further damage and restores an important element of the property; and

Whereas, the proposed plan to install sections of artificial turf in the front yard, to be surrounded by an iron 3'6" fence and shielded by plantings, is a reasonable and appropriate solution to the problems caused by heavy use of the area as a play area for the Yeshiva's schoolchildren; and

Whereas, the applicant has agreed to present its planting design to the Committee, and has committed to using reasonably mature plants in an effort to mitigate the visual impact from public ways of the artificial turf and surrounding fence,

Community Board 7 approves the application of Yeshiva Ketana to restore the marble wall and to install artificial turf surrounded by an iron fence, to be shielded by new plantings, at 346 W. 89th Street. Vote: 6-0-0-0

Note: No one appeared for original No. 4 on the agenda, 179 Columbus Avenue, 67 Wine and Spirits. No discussion was held on that item. [The item is on the December committee agenda.]

Present: Lenore Norman, Klari Neuwelt, Patricia Stevens (minutes), Linda Alexander, Gabrielle Palitz, Sheldon Fine (partial). Absent: Phyllis E. Gunther.

Land Use Committee

Richard Asche, Chairperson

November 16, 2005

Hope Cohen began the meeting at 7:10 p.m. in anticipation of the Chair's arrival.

1. 248 West 80th Street (Broadway-West End Avenue). Application #169-93-BZ to the Board of Standards & Appeals by Fredrick Becker, LLP for the New York Sports Club to allow continued use of the premises as a physical culture establishment.

Fred Becker spoke about the renewal of the physical culture establishment at 248 West 80th Street. Resolution of Approval was adopted: 5-0-0-0.

2. Pre-certification, informational presentation by Fordham University on Master Plan for the Lincoln Center Campus.

Brian Byrne, VP of Admin. at Fordham U. made a presentation on Fordham's Master Plan for its Lincoln Center site. He included some background on the current uses at the West Side campus. He reiterated the crowding problem on the campus and noted that even with the 1.6 million sq. ft. build out over the next 20 years they would still be below the national average on sq. ft. per student. (See also the attached handout from Fordham U.)

Architect from Cooper Roberts gave a PowerPoint presentation.

The presentation covered the approximate size and height of all of the proposed buildings. 3-dimensional models of the buildings were also shown along with the site plan.

Questions:

The std. of putting the tall buildings on the Avenues may not be appropriate here?

Has Fordham considered moving to Battery Park City?

How does the construction block the views and site lines of individuals looking east? The podium currently blocks the direct view line along 61st St. The new library which straddles the street is only about 10 stories.

What has changed from earlier presentations? Programs have changed but the building heights remain the same. Exteriors have been modified.

Why not build more buildings in the interior that is unused now? One problem is that the interior space is roof.

Why not narrow 60 and 62nd Streets to the std. width and use the additional space to reduce the height of the proposed buildings? It's too hard to remap streets.

What are the variances Fordham seeks? Variances from the height and sky exposure plain regulations.

Have they discussed this "new" plan with the DCP? Yes and City Planning suggested it be presented to the community.

What prevents Fordham from selling additional parcels for private development? The primary purpose of the land sales is to raise money for the University. The land sales are only one piece of the funding puzzle and fundraising will be another key element of the plan. Trustees think this plan is within the intentions of the original Fordham land agreements.

Has Fordham considered escalators as a way to improve access to the podium open space? They would consider it.

Who owns the open space on Amsterdam Avenue west of the Alfred? That space is privately owned and air space is used up by the Alfred.

Why must the private residential buildings be built? It is the financial key to the project.

Why must we preserve the podium?

Ms. Cohen suggested some ideas she heard tonight: Get rid of the podium; how else can we distribute the bulk; narrow 60th and 62nd Streets and take

advantage of that additional land; consider moving some of the bulk to the side streets; and take a look at Columbia University's campus, it works.

Page Cowley is concerned about how the buildings meet the ground, relate to the Lincoln Center campus and relate to their surroundings. All of the vehicular access is focused on 62nd Street and that may be bad. Do some of the perimeter uses belong in the interior to promote use of the podium area? The entrances are covered with bridges. That may be a bad idea. They will produce bad shadows on the steps.

Richard Asche discussed the design of the entrances and suggested that they remove the low wall areas around the steps and eliminate the bridge. This widens the bridge area.

Steve Strauss suggested that another benefit of removing the bridges is that it brings more people out into the podium area and onto the sidewalks. He suggested that the dorm and residential building on the NE corner of 60th Street and Amsterdam be combined so that dorm rooms could be placed on lower floors and residential apts. on higher floors while lowering the overall height of the combined structure. He also asked if Fordham offers Transit Chek for its employees. Mr. Bern said the University does offer Transit Chek.

Melanie Radley asked whether the podium was sacrosanct due to the disruption that its removal would cause or is there some other reason why it cannot be removed. The architect said that the cost is one of several factors concerning the podium.

Present: Richard Asche, Hope Cohen, Page Cowley, Melanie Radley, Steve Strauss, Cowley, D. Maria Watson, Tom Vitullo-Martin. Board member Barbara Adler. Absent: Victor Gonzalez, Ethel Sheffer.