

March 2006 Minutes

Full Board Meeting Sheldon Fine, Chairperson

March 7, 2006

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Mr. Fine called the meeting to order at 7:15 PM

Minutes from previous full board meeting were approved.

Chairman's Report: Sheldon J. Fine

- Mr. Fine read proposed changes to CB7's By-Laws that would clarify attendance requirements. The Board will vote on the changes at the May meeting.**
- Barbara Van Buren announced the Health & Human Services Committee would be discussing proposed changes in St. Luke's-Roosevelt Hospital's medical clinics.**
- Helen Rosenthal announced the start of the District Needs Statement and the sharing of CB7's budget priorities with elected officials .**
- Bobbie Katzander reported on CB7's formation of a community emergency response team (CERT.)**
- Luis Reyes announced that the Youth & Education Committee, School District 3 and the Center for Immigrant Families will be holding a forum on the Kindergarten Lottery on April 6.**
- Ethel Sheffer reported on the work of CB7's West 96th-110th Planning Task Force, which is focused on rezoning the Broadway corridor and the Manhattan Valley area. The next meeting will be held at March 15, beginning from 6:30 PM.**

District Manager's Report: Penny Ryan

Ms. Ryan reported on an upcoming meeting with 311.

Manhattan Borough President's Report

Borough President Scott Stringer reported on his community board reform program and upcoming board appointments and on his land use initiatives.

Public Session

- Dan Berger of Congressman Charlie Rangel's office announced the Rangel Bulletin. The Congressman supports the work of the West 96th-110th Street Planning Task Force.
- Ben Goodman of State Assemblyman Richard Gottfried's office introduced himself as the new CB7 liaison.
- Jeremy Wilson introduced himself as the new liaison for Assemblymember Linda Rosenthal
- Aday Fox, Legislative Director for Council Member Melissa Mark-Viverito, met with the Department of Building concerns regarding the lack of protection in the façade of the Metro Theater. She invited audience to the public hearings for the budget.
- Hector Santana of Maria Sanchez Trinidad announced a program with Manhattan Valley youth.
- Phyllis Gunther spoke about Urban Park Rangers.
- Wendy Schurr of Settlement Housing Fund announced a new 80-20 affordable housing rental at Broadway and 93rd Street. Information is available at www.cb7.org.
- Vivian Clark of New Amsterdam Tenants Association asked for help with garage parking problems.
- Marion Stone spoke about hazardous bike riders, especially riders who are on the side walk.
- Crista Carmody from Department of Parks & Recreation announced the lifeguard training program.

Business Session

Transportation Committee, Andrew Albert and Dan Zweig, Co-Chairpersons

Joint with Lincoln Center Task Force, Lawrence Horowitz, Chairperson

The resolution to approve pedestrian improvements in the Lincoln Square Bow-tie was adopted: 36:0:1:0.

This resolution was approved because it seen as a beginning to the pedestrian concerns rather than a solution. The joint committees believe that further study is necessary.

Parks & Preservation Committee, Lenore Norman and Klari Neuwelt, Co-Chairpersons

Riverside Park. The resolution to approve the final design for the reconstruction of the Promenade, West 82nd-91st Streets, was adopted 39:0:0:0.

Riverside Park. The resolution to approve a temporary public art project in Riverside Park was adopted

37:1:0:0.

56 West 66th Street, ABC (Central Park West-Columbus Avenue.) The resolution to approve the application to the Landmarks Preservation Commission to modify the cooling tower was adopted 37:0:0:0.

15 West 81st Street (Central Park West-Columbus Avenue.) The resolution to disapprove application #06-1588 to the Landmarks Preservation Commission to modify rooftop addition built in noncompliance with Certificate of No Effect 98-1929 was adopted: 38:1:0:0.

The Committee resolved to disapprove the application. The applicant did not furnish adequate information and would not come back to another committee meeting.

The resolution to approve a plaque on greenway at West 110th Street and Amsterdam Avenue in honor of Minerva Bernardino, the first ambassador to the US from the Dominican Republic, was adopted 38:0:0:0.

Parks & Preservation Committee

Joint with Land Use Committee, Richard Asche and Page Cowley, Co-Chairpersons

120 West 72nd Street (Amsterdam-Columbus Avenues.) The resolution to approve application #06-4311 to the Landmarks Preservation Commission to construct a new 16-story building was adopted: 31:5:3:0.

There was discussion on concerns addressed by a tenant. The Committee felt that the only concern of substance was the plan to have fireplaces. However, there is design support for that allegation. The plans do not include design for a fireplace but the Committee will follow up on this allegation that was raised in the letter.

Land Use Committee

Joint with Transportation Committee

27 West 72nd Street, The Olcott Hotel (Central Park West-Columbus Avenue.) In a roll call vote, the resolution to approve ULURP application #N050489ZAM to the Department of City Planning for development of a 15-space accessory parking garage with the entrance and new curb cut on West 73rd Street was not adopted: 17:19:2:0.

The attorney for the garage owner answered questions from community board members. Accessory garage is for use by residents and their guests. This is not a public garage and will not be rented on a transient basis. It was not clear if the parking would be for the 13 residents or for 200 tenants who can obtain claim tickets.

Joan Salvit of West 73rd Block Association and President of Park Royal expressed concern about the parking garage because of safety issues.

Land Use Committee

Joint with Housing Committee, Victor Gonzalez and Charles Simon, Co-Chairpersons

And Health & Human Services Committee, Barbara Van Buren, Chairperson

210 West 102nd Street (Amsterdam Avenue-Broadway.) The resolution to approve new construction of supportive housing for 23 single-parent families was adopted: 25:6:0:2.

Transportation Committee

The resolution to approve 412 Amsterdam Avenue (West 79th-80th Streets.) renewal application DCA#1158198 to the Department of Consumers Affairs by 412 Amsterdam Avenue Corp., d/b/a Bettola, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 26 seats was adopted: 31-1-0-0.

The resolution to approve 414 Amsterdam Avenue (West 79th-80th Streets.) renewal application DCA#1016775 to the Department of Consumer Affairs by BEK Enterprises, Inc., d/b/a Savann Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 17 seats was adopted: 31-1-0-0.

The resolution to approve 718 Amsterdam Avenue (West 94th-95th Streets.) new (modification) application DCA#1217245 to the Department of Consumers Affairs by Iano Corp., d/b/a Acqua, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 26 seats was adopted: 32-0-0-0.

The resolution to approve 425 Amsterdam Avenue (West 80th-81st Streets.) new (modification) application DCA#1218074 to the Department of Consumer Affairs by 425 Amsterdam Avenue Corp., d/b/a McAleer's Pub,

for an unenclosed sidewalk café with 8 tables and 16 seats was adopted: 32-0-0-0.

The resolution to approve 476 Amsterdam Avenue (West 82nd-83rd Streets.) new (modification) application DCA#1218332 to the Department of Consumer Affairs by Upper West Rest Corp., d/b/a Fred's, for a unenclosed sidewalk café with 22 tables and 44 seats was adopted: 31-1-0-0.

The resolution to approve 462 Amsterdam Avenue (West 82nd-83rd Streets.) new application DCA#1218320 to the Department of Consumer Affairs by Sol Y Sombre Ltd., d/b/a Sol Y Sombre, for an unenclosed sidewalk café with 12 tables and 24 seats was adopted: 31-1-0-0.

The resolution to approve 100 West 106th Street (Amsterdam-Columbus Avenues.) renewal application #B01397 to NYC Taxi and Limousine Commission by U.C. Columbus Radio Dispatch, Inc. at 100 West 106th Street for a For Hire Base Station license was adopted. 31:0:0:0.

Business and Consumer Issues Committee, George Zeppenfeldt-Cestero and Madge Rosenberg, Co-Chairpersons

The resolution to disapprove the Off-Tack Betting Corporation proposal to relocate to 143 West 72nd Street was adopted: 32:0:0:0.

Steering Committee, Sheldon J. Fine, Chairman

After lengthy discussion, the resolution to object to financial disclosure requirement for community board members was tabled.

Present: Sheldon J. Fine, Andrew Albert, Linda Alexander, Richard Asche, Hope Cohen, Page Cowley, Alberto Cruz, Guillermo Gonzalez, Victor Gonzalez, Phyllis Gunther, Marlene Guy, David Harris, Robert Herrmann, Lance Dashefsky, Lawrence Horowitz, Chaumtoli Huq, Ulma Jones, Bobbie Katzander, Barbara Keleman, Eric Nelson, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Sharon Parker-Frazier, Melanie Radley, Luis Reyes, Helen Rosenthal, Oscar Rios, Madge Rosenberg, Ethel Sheffer, Elizabeth Starkey, Steve Strauss, Barbara Van Buren, Tom Vitullo-Martin, D. Maria Watson, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

Absent: Barbara Adler, Jean Green-Dorsey, John Howell, Joyce Johnson, Freddie Richardson, Charles Simon, Patricia Stevens.

Youth and Education Committee

Luis O. Reyes and Alberto Cruz, Co-Chairpersons

March 16, 2006

American Bible Society

Luis Reyes and Alberto Cruz called the meeting to order at 7:15 PM.

Kindergarten Lottery: A Community Report and Forum

Final planning and logistics for April 6 forum

Luis Reyes reported on the status of the April 6 event.

The event is sponsored by CB7 with co-sponsorship by Community District 3,-Region 10, Community District Education Council 3, the Center For Immigrant Families and District 3 Presidents' Council

Discussion on length of presentation for panel members and elected officials. CIF and DOE will have 15 minutes to make their presentations. The elected officials will have 5-10 minutes to report.

Attendance at the event is estimated 50 – 100 people

The committee discussed the location of the panel (Stage versus ground level)

Alberto spoke to Tyler Smith at Gale Brewer's office and to council member Melissa Mark Viverito's office about participation on the panel. Official letters of invitation will be mailed out by CB 7 office by the end of the week.

Daniel Shanahan will also be invited and other members of the District 3 Task force on Kindergarten Admissions will be invited to answer questions.

Elected officials will be notified that they should have their education specialist in attendance for the full presentations.

Elected officials invited to participate are Council Members Gale Brewer, Inez Dickens, Melissa Mark Viverito, and Manhattan Borough President Scott Stringer

A request was made for preliminary numbers re. dual language applicants

Marlene Guy and Alberto Cruz will be microphone managers during Q&A at forum.

D.J. Sheppard will look into DOE supplying a Spanish-English translator as well as headsets for the event.

The committee discussed how to handle the Q&A section of the forum. It was decided that we would use the forms handed out during CB7 full board meetings.

Forms will be provided throughout the presentation

We also discussed the process for taking of the minutes from the forum

CB7, CIF and DOE will be taking notes during presentation for evaluation purposes

The budget approved for this event from CB7 is \$200 which will be allocated for refreshments.

Childcare funds (\$100) will be donated by Luis Reyes to be used to pay for the child care providers.

The food for the attendees will be located in the lobby in front of the auditorium

Flyers for the event have been distributed to CIF and District 3 to hand out to families. The flyer was emailed to parent coordinators to pass post in their schools

Media will also be invited to the event. We will post info re the Forum on community bulletin boards of Citizens Union, New York 1, and City Limits

Joselinne Minaya presented information on youth employment opportunities through the Manhattan District Attorney's office. She encouraged CB7 to promote the program throughout the community. Flyers were handed out to committee members and community members.

Meeting adjourned at 8:35pm

Present: Alberto Cruz, Luis O. Reyes, Guillermo Gonzalez, Marlene Guy; CB 7 Chair Sheldon J. Fine. Absent: David Harris, Sharon Parker-Frasier.

Community members: D.J. Sheppard, District3-Region 10, DOE; Cecilia Blewer Presidents' Council; Donna Nevell and Pricilla Gonzalez, CIF; Joselinne Minaya NY County District Attorney's Office

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

March 14th, 2006

The meeting was called to order at 7:06 PM by Co-Chair Andrew Albert.

1. Newsrack Presentation: "Recapturing Our Streets - Fighting Newsrack Clutter."

Former Board member Howard Stevens presented a proposed resolution on the newsboxes that have sprung up all over the West Side, & indeed - the entire City. The issues of pedestrian access to the sidewalks, the lack of upkeep of the boxes, and even security issues were discussed. After a spirited discussion, the following resolution was adopted by the Committee:

Whereas the proliferation of newsracks has created cluttered, dangerous, unsanitary and unsightly conditions on the streets of New York City; and

Whereas, the owners of the various publications distributed by the newsracks have largely failed to maintain their newsracks according to applicable regulations; and

Whereas, the Department of Transportation has not effectively enforced newsrack regulations because of deficiency in the current law and lack of personnel; and

Whereas, use of the 311 system for complaints about unlawfully placed or improperly maintained newsracks has not been produced meaningful results; and

Whereas, other cities have enacted legislation limiting the number of newsracks on each corner, mandating size, appearance, maintenance and other requirements and have imposed fair licensing fees to fund enforcement activities;

Community Board 7/Manhattan requests that:

1. The City Council study newsrack legislation in other municipalities and enact a newsrack law which will curb the current abuses and unsafe conditions on our sidewalks.

2. The Department of Transportation devote sufficient administrative and personnel resources to satisfactorily enforce the newsrack regulations.

3. The Office of the Mayor take necessary action to encourage and enable the Department of Transportation to more promptly and effectively respond to 311 newsracks complaints.

Vote: Comm: 6-0-0-1

2. 434 Amsterdam Avenue (West 81st Street.) Renewal application DCA#1002039 to the Department of Consumers Affairs by Pensu Corp., d/b/a Roppongi, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 25 seats.

Nancy Nguyen, the owner's daughter, appeared for Roppongi. Although this was a renewal of their unenclosed sidewalk cafe, there was some dispute as to how many tables and chairs were on the West 81st Street side, and no site plan was present. It was agreed that Ms. Nguyen would submit the site plan prior to the Full Board meeting, and the Committee would caucus prior to the meeting to vote.

3. 2452 Broadway (West 90th-91st Streets.) Renewal application DCA#0907818 to the Department of Consumers Affairs by Mary Ann's Mexican Restaurant Inc., d/b/a Mary Ann's, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.

Harry Powell, the owner, appeared for Mary Ann's. A motion to approve the renewal was approved.

Vote: Comm: 6-1-0-0

4. 660 Amsterdam Avenue (West 92nd-93rd Streets.) New application DCA#1218922 to the Department of Consumers Affairs by P.H.A. Inc., d/b/a Lisca, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

Hadi Alvian appeared for Lisca. After a brief discussion, a resolution to approve Lisca's application was passed.

Vote: Comm: 6-1-0-0

5. 300 Amsterdam Avenue (West 74th Street.) New (Modification) application DCA#1218880 to the Department of Consumer Affairs by American Specialty Foods, d/b/a Josie's, for a two-year consent to operate an enclosed sidewalk café with 11 tables and 27 seats.

Jennifer Ng, manager, appeared for Josie's. This is a modification to an existing enclosed sidewalk cafe, the modification being that there have been some internal changes in the cafe. A resolution to approve was adopted.

Vote: Comm: 5-2-0-0

6. 502 Amsterdam Avenue (West 79th-80th Streets.)Renewal application
DCA#1146560/

ULURP # N060282 to the Department of Consumer Affairs by Romagica Corp., d/b/a Celeste Restaurant, for a two-year consent to operate an enclosed sidewalk café with 4 tables and 10 seats.

Carmine Mitroni appeared for Celeste. This is a renewal of an existing enclosed sidewalk cafe. A resolution to approve the renewal was adopted.

Vote: Comm: 5-2-0-0

7. Request for the secondary naming of West 75th Street, Central Park West-Columbus Avenue in honor of Paulie Campbell.

No one attended the meeting to present the request.

8. Committee discussion of response to the Draft Environmental Impact Statement for the New York/New Jersey/Philadelphia Metropolitan Area Airspace Redesign.

Discussion postponed.

The meeting adjourned at approximately 8:30 PM.

Present: Committee members Andrew Albert, , Linda Alexander, Guillermo Gonzalez, Ulma Jones, Bobbie Katzander, Barbara Keleman; Oscar Rios.
Absent: Dan Zweig

Business and Consumer Issues Committee

George Zeppenfeldt-Cestero and Madge Rosenberg, Co-Chairpersons

Discussion of community issues with the Department of Consumer Affairs was postponed to May 10, 2006. Location to be announced.

Parks and Preservation Committee

Lenore Norman and Klari Neuelt, Co-Chairpersons

March 9, 2006

1. Riverside Park South. Informational presentation of the Southern Open Space at West 61st Street and Riverside Park South.

Presenting: Howard Abel, partner, Abel, Bates & Butts Landscape Architects, described the project, which covers approximately 20,000 square feet and will add as much green as possible in a sequence of three distinct, but soft levels, i.e., mounds, occurring on a two-percent grade. In addition, lighting is planned all along the building, park and sidewalk. The trees will be predominantly Honey Locust and Red Oak and the benches will be wooden and steel benches. The railroad tracks will be covered and the area will be ADA compliant.

Klari Neuwelt explained that the Committee had been reviewing the designs for the successive phases of Riverside Park South for many years under the Restrictive Declaration. She expressed concern about the lack of "table" furniture to accommodate picnickers, computer users, etc. in the proposed design and encouraged the designers to reconsider that issue.

2. 646 West End Avenue, West Side Kollel. Application #05-6447 to the Landmarks Preservation Commission for construction of side and rear-yard addition and modification of the front areaway.

Michael Goldsmith, architect, Ludwig Michael Goldsmith RA, and Elise Quasebarth presenting. Also present Bill Vitacco, a former consultant to the Department of Buildings.

This is a second presentation: applicant voluntarily postponed meeting with LPC at the request of the Committee and returned with modified plans comprising new materials for the structure, which is set back from the street by 40-feet, including parched brick façade and a plan to protect the oriel windows. In addition, the parapet has been raised. As in the original presentation, there is a historic wrought iron gate and picket fence. In addition, there will be an ADA compliant ramp to the back area. Oriel resolution: roof will be dropped to accommodate existing rear window oriel. Although the back one will not be visible, the front oriel window will be visible from the street. Another issue concerned the air-conditioning units,

and Mr. Goldsmith reported that the owners were willing to enclose the units to muffle the sound.

Questions from two residents of 640 WEA concerned sound of HVAC unit and effectiveness of baffling. Mr. Goldsmith confirmed sound would be reduced with baffling

The following resolution was adopted:

WHEREAS, the applicant presented to the Parks and Preservation Committee of Community Board 7, Manhattan, at its February, 2006 meeting, a proposed design for an as-of-right side yard addition and related modification of the front areaway; and

WHEREAS, the Committee had concerns about the several aspects of the proposed design with regard to the appearance and material of the front facade of the addition, and with regard to the treatment of an existing oriel window, and

WHEREAS, the applicant agreed to request an adjournment of its February 21, 2006 hearing with the LPC in order to refine the proposed design with the Committee's concerns in mind; and

WHEREAS, the applicant presented to the Committee at its March, 2006 meeting a modified design that met the concerns expressed by the Committee;

WHEREAS, Community Board 7, Manhattan, believes that the use of brick (rather than stucco as originally proposed) for the front facade of the addition, the detailing on the front facade as proposed in the modified design, and the preservation of the oriel window as now proposed are appropriate to the historic district,

Community Board 7, Manhattan, approves the proposed design for the side- and rear-yard addition and modification of the front areaway at 646 West End Avenue as presented at its March, 2006 meeting; and

Community Board 7, Manhattan, expresses its thanks to the applicant for seeking the adjournment of its LPC hearing and for working with it to meet its concerns about the proposed design.

5-0-0-0, 1-0-0-0 (Chairperson Fine), 1-0-0-0 (public member)

3. 466 Columbus Avenue d/b/a Kidville, NY. Application to the Landmarks Preservation Commission for a storefront infill and partial third floor addition.

Attorney Frank Angelino, DeCampo, Diamond & Ash. Andy Stenzler, tenant and owner of Kidville, NY, and Peter Samton, architect, Gruzen Samton, presented. Mr. Angelino pointed out that from a zoning point of view, it is an as of right proposal. Mr. Stenzler owns a facility on East 84th Street. Mr. Samton presented and explained the original building was designed by renowned early 20th century architect George Pelham. He continued that their proposed design includes two 25-foot modules breaking up the 50-foot wide frontage on the property. There will be two ground-level stores, one comprising Kidville which takes up the second and partial third floor. The façade is glass with anodized metal frames, bordered by brick. There will be an awning at the first level going across entire frontage. The roof includes open space with trees and smaller enclosed area for classrooms. The area will be visible only from Columbus Avenue.

Gaby Palitz expressed her concern regarding the color of the bricks. She also felt that the design was too flat. She wanted to contain the glass panes on the upper two floors so that there would be a breakdown that would be more consistent with the rest of the buildings.

Lenore Norman wanted to know whether the removal of the horizontal colored mullions would create a more vertical presence.

Resident of adjacent building expressed his dismay about the design. Another resident, father of two toddlers in the neighborhood, loves the idea of Kidville and likes the design.

An owner to the building directly to the south requested information on the south elevation in terms of noise and the diminution of view. The architect responded that there will be a playground on a rubber floor that will absorb much of the noise and the surrounding area on the roof contains the noise. The size of the air-well between the two buildings will not be reduced and that Kidville caters to children under three-years-old and will be outside only for brief periods.

Klari Neuwelt pointed out that the Committee's purview has to do with the façade only, but strongly dislikes the design and feels it is inappropriate. Linda likes it! Lance likes the color, but his objection has to do with added noise. Gaby feels that there is a layer missing and that it's a "one-liner." She would prefer a more vertical presence. Lenore was not bothered by the orange color, but feels it gives a big-box presence and suggested that they postpone it for one month and revamp the design. They were not willing to go along with that suggestion.

The architects said that they could modify the mullions for more verticality and change the color of the brick to red, but the majority of the Committee

was not satisfied with those suggestions, particularly the vagueness of the suggestion regarding the window design.

Resolution to disapprove because of the lack of the relationship to the surrounding buildings, while agreeing it could be in a contemporary idiom.
3-2-0-0; 1-0-0-0 (superseded)

NOTE: In the days immediately after the Committee meeting, the applicant submitted a substantially modified design to the Committee. The Committee polled those members who could be reached and agreed to approve the modified design. The final resolution follows:

The following resolution was adopted:

WHEREAS, the design for the facade proposed by the applicant to the Parks and Preservation Committee of Community Board 7, Manhattan, at its March, 2006 meeting presented several concerns to the Committee, most notably its "big box store" appearance, the large central expanse of windows, the light brown brick and some of the decorative detailing; and

WHEREAS, by e-mail dated March 13, 2006 the applicant submitted to the Committee a revised design responding to the Committee's concerns, in which the brick color has been changed to red, the window treatment has changed to provide traditional separation of windows into individual bays, and the colored metal decorative elements have been eliminated, and

WHEREAS, Community Board 7, Manhattan, believes that the proposed design, as modified, is appropriate to the historic district,

Community Board 7, Manhattan, approves the proposed new facade ("storefront infill") and partial third-story addition at 466 Columbus Avenue.

5-0-0-0, 1-0-0-0 (public member)

4. 65 Central Park West (West 66th Street) Application #06-3716 to the Landmarks Preservation Commission to enlarge window openings. Paige Mader and Ann Leslie Warren, principals, W Design. Proposal to replace double-hung windows in one of the two penthouses. The new windows and enlarged openings will match those of the adjacent penthouse which were approved by the Landmarks Commission 12 years ago.

The following resolution was adopted:

WHEREAS, the window openings that are the subject of the application are on a penthouse and minimally visible, and

WHEREAS, the proposed enlarged openings and new windows would match those of the adjacent penthouse, which were approved by the Landmarks Preservation Commission,

WHEREAS, Community Board 7, Manhattan, believes that the proposed new windows in enlarged openings are appropriate to the building and to the historic district,

Community Board 7, Manhattan, approves the application to enlarge window openings and install new windows to the corner penthouse at 65 Central Park West.

5-0-0-0, 1-0-0-0 (public member)

5. 248 Central Park West. Application to the Landmarks Preservation Commission to replace windows and construct a front-gate and rear penthouse addition.

Presenting: Raymond M. Pepi, president, Building Conservation Associates, Inc., Elliot Rosenblum, Rosenblum Architects. The building was destroyed in a fire several years ago and the façade was completely restored. They are proposing to restore the building with the following: replace existing front flat windows with curved windows in a color that is sympathetic with brick, clean the façade and replace the chimney. There is Canadian New Brunswick Sandstone at the balustrade that has a high level of carving that will be restored and preserved. In addition, the owner is requesting a gated doorway which will reflect the vocabulary of the gate on the adjoining building.

Building is 70-feet deep. They are hiding the air conditioning units by cutting the front section back. Bulkhead will also be hidden. The front half of the new penthouse will be the same as the existing bulkhead. They are bringing the flue bulkheads to the front of the roof to hide them from CPW. The front face of the stair bulkhead blocks replaced flues. From West 85th Street a portion of the addition will be visible, but only in the back of the building. It will be constructed of the same red brick of the first addition, with the same articulation. It is being built on top of a new addition that had been part of the restoration after the fire 10 years ago.

At 130 feet, at an oblique angle, the two stories comprising approximately 12 additional feet of height will be visible.

The following resolution was adopted:

WHEREAS, the proposed window replacements appear likely to replicate the original window design for the building; and

WHEREAS, the proposed front gate in ornamental iron is an elegant design in keeping with the character of architectural elements of the building and its neighbors; and

WHEREAS, the proposed penthouse addition will be of brick in a color matching existing rear brickwork of the building, will be of minimally intrusive design and will be visible only from the side street; and

WHEREAS, Community Board 7, Manhattan, believes that each element of the application is appropriate to the building and to the historic district,

Community Board 7, Manhattan, approves the proposed window replacement, new ornamental iron front gate and penthouse addition at 248 Central Park West.

5-0-0-0, 1-0-0-0 (public member)

6. Discussion of meeting with Landmarks Preservation Commission and follow-up. Lenore Norman, Klari Neuwelt, Shelly Fine and Penny Ryan met with LPC on February 23 regarding LPC scheduling and other aspects of interaction between CB7 and LPC. The object was to make CB7's and its P+P Committee's work more efficient, to have a greater influence on the proceedings at LPC, and to facilitate CB7's ability to follow up on LPC actions. CB7 does not receive direct information on the LPC's actions. Lenore has offered to attend some of the hearings at LPC, as did Klari Neuwelt and Michele Kidwell. The Committee will request that Penny Ryan hand out guidelines to new applicants at the time of application that are specific to the type of application. The Committee members received copies of the proposed guidelines from Lenore Norman, which they will review.

In addition, the group discussed proposed designations. The Committee would like to hire two people to review Manhattan Valley in order to have it designated as an Historic District. We will find out whether we can approach the issue of funding. Page Cowley had offered to help find people who would be interested in directing this effort.

Present: Committee Members Lenore Norman, Klari Neuwelt, Linda Alexander, Lance Dashevsky, Gabrielle Palitz; Board Chairman Sheldon J. Fine. Absent: Phyllis Gunther, Patricia Stevens

Public member: Michele Kidwell present.

Housing Committee

Victor Gonzalez and Charles Simon, Co-Chairpersons

March 13, 2006

The meeting began at 7:10 P.M. Charles Simon made introductory remarks and turned the floor over to Laura Jervis of the West Side Federation of Senior and Supportive Housing.

1. 44 West 87th Street and 208 West 84th Street. Presentation by West Side Federation of Senior and Supportive Housing on plans for two city-owned buildings, 44 West 87th Street and 208 West 84th Street. Joint with Health & Human Services Committee, Barbara Van Buren, Chairperson.

Ms. Jervis spoke about the two buildings that they have taken over (44 West 87th Street and 208 West 84th Street) at the request of the City. In particular, WSFSSH is seeking CB7's approval of a proposed WSFSSH application to the Homeless Housing Assistance Program (HHAP) to renovate part of 44 West 87th Street for use by the Dorot Homelessness Prevention Program.

Gretchen Quinn of Dorot explained that Dorot proposed to run one-half of the building as transitional housing for 14 or 15 adults. Gretchen explained that Dorot's current home at 316 West 95th Street is an SRO being converted to a hotel. She further explained that Dorot has an excellent relationship with neighbors at their current location.

Ms. Jervis explained that the majority of current tenants at 44 West 87th Street are pleased to have WSFSSH managing the building. In response to questions, she explained that, other than Dorot's units, units vacated by existing tenants would be used for community members.

The Committee agreed that WSFSSH and Dorot would do outreach to the community (Ms. Febus agreed to do so, as well) re their application, and that community members would have an opportunity to express their views at the April Housing Committee meeting, at which time the Committee would also consider the draft HHAP application and protocol and then vote on the HHAP application. The Committee's recommendation would then be referred to the Steering Committee and the Full Board. [NOTE: As of 3/30,

WSFSSH has advised the Housing Committee that it will not be submitting the HHAP this year, so that immediate consideration of the matter by the Committee is no longer required.]

2. Discussion with Matt Shafit, Department of Housing Preservation & Development on illegal conversions and Code Enforcement in single room occupancy hotels.

The co-chairs then introduced Matt Shafit, the General Counsel of the NYC Department of Housing Preservation and Development (HPD), to discuss the regulatory scheme for SROs and areas in which he thought that CB7 could play a constructive role. Mr. Shafit stated that HPD has a normal regulatory role – enforcing the Housing Maintenance code, which covers the obligations of landlords to tenants re housing conditions in SROs or other forms of housing.

HPD also has a specific regulatory role with respect to SROs. Current law requires SRO owners to obtain certificates of no harassment from HPD before making certain modifications to their SRO properties. HPD looks back three years in conducting their "certificate" investigations and notifies community boards (among others) whenever they are conducting these investigations. HPD's biggest challenge in conducting these investigations is getting information on harassment. Mr. Shafit indicated that CB7 could play a critical role in facilitating the collection and sharing of historical information re harassment during the three-year investigation period. In response to questions, he indicated that anonymous calls to 311 are not helpful from a "proof" perspective and that various training programs are available through HPD to educate tenants on what constitutes harassment. Luiz Aragon, Deputy Commissioner, 212-863-7001, coordinates the training. The Community Board might provide valuable assistance in facilitating training for SRO residents in the district.

Mr. Shafit identified as another challenge the fact that illegal work does not, alone, constitute harassment; HPD still needs to prove that the landlord intended to or actually did cause tenants to surrender their tenancy rights. Legislation is needed to address this flaw.

He covered the overall regulatory scheme re SROs. Department of Buildings enforces the Building Code which covers structural and occupancy issues, while HPD enforces the Housing Maintenance Code, which covers conditions, repairs and services. Also relevant are the Zoning Resolution, the fire code, the health code and the multiple dwellings code. Because many of these codes are inconsistent with one another, they become harder to enforce. Lack of coordination among the agencies is not a problem, but lack of coordination among the codes is. Specifically with respect to fines, he indicated that HPD lacked the critical authority to enforce fines before an agency administrative tribunal; HPD seeks this authority every year in the state legislature but is routinely denied by the State Senate.

The Committee asked for data on existing SROs and actual SRO tenants. He indicated that he would ask for that information (to the extent it's available) to be provided to us.

The meeting adjourned at 9:15 P.M. The next meeting will be on April 17th, 2006.

Present: Committee Members Charles Simon, Victor Gonzalez, Chaumtoli Huq, Joyce S. Johnson, Barbara Van Buren; Board Members Madge Rosenberg, Elizabeth Starkey. Absent: Sharon Parker-Frasier, Melanie Radley, D. Maria Watson.

Also Present: Chris Santee, Gretchen Quinn, Colleen Jackson, Elizabeth Starkey, Matthew Shafit (General Counsel of HPD), Laura Jervis, Michael Meade (Senator Eric Schneiderman's Office), Jeremy Wilson (Assemblymember Linda Rosenthal's Office), Miriam Febus, H. Lopez, Anne Cunningham (Council Member Gale Brewer's Office)

Health and Human Services Committee

Barbara Van Buren, Chairperson

Agenda for Tuesday, March 21st, 7:00 PM

- 1. Discussion with St. Luke's-Roosevelt Hospital on proposed changes in clinic services.**
- 2. Report on the Lantern Project at 260 West 99th Street.**

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

The committee did not meet in March.

Environment and Public Safety Committee

John Howell, Chairperson

March 2, 2006

Broadway Mall Community Center on 96th Street

Meeting called to order by Chairman John Howell at 7:05 PM.

Minutes of February 2 committee meeting approved: 5-0-0 and Public Members 2-0-0

Introduction of committee members to the community in attendance.
Introduction of public members to committee.

CERT Training

CERT program is a federally funded program with training arranged by New York City's Office of Emergency Management.

The CERT program is offered to anyone interested in participating. The program gives each civilian trained the opportunity in case of an emergency to be of assistance while waiting for the NYPD, FDNY or EMS.

The training is a eleven (11) week course for certification. Trainings are administered by NYPD, FDNY, and ARC.

George Contreras, who is certified by FEMA as a CERT instructor, gave an introduction to the training modules offered by the CERT program, and how they can benefit the community.

Training modules are :

Introduction to CERT

CERT Operations

Fire Safety; small fires

Light Search & Rescue

Disaster Medical Responses

Terrorism & CERT

Preparedness for the Urban Environment

Disaster Mental Health

Disaster Simulation

Course Review

Examples of training include: How to conduct a preliminary room search in a safe and methodical way. Techniques on working together as a team during the search.

First Aid and CPR training will also be included in the training.

Each training module consists of 3 hours of basic skills and encourages safety first.

Committee also discussed reaching out to the 32BJ union to have some of their members join the CERT training program.

The CERT program after all members are trained must be maintained by the team. An example of this is the Battery Park CERT which now has over 200 team members and a 401(c) 3 corporation with a 15 member board. Another example is the East 60's Neighborhood Association CERT ("ESNA-CERT") which has formed a New York corporation and is seeking 401(c) 3 status.

In order to begin the training program the team will need at least 40 volunteers from within Community Board 7 boundaries (59th Street to 110th Street between Riverside Drive and Central Park West.)

It was noted the OEM seems to want all team members to live within the CB7 boundaries. However, John Howell noted that if an incident occurs during the workday, most residents will be scattered throughout the City at their jobs. So, we should try to get OEM to include some people who work in the CB7 area during the day.

Election of team leader and structure for governing of team, funds, and training will be held after training is complete.

CERT Structure Working Team Formed: Bobbie Katzander and John Howell will contact existing CERT teams on organizational and legal structure to get copies of relevant materials including by-laws and corporate documents. We can use their work as a model for our CERT. John Howell asked if there were an attorney present who would be willing to help in the structure work, but no attorney was evidently present.

John Howell also noted that one of the greatest areas of contention in volunteer organizations is the handling of money. Before we raise one single penny, we must have well established procedures to control and account for funds. Otherwise, it would be better not to have any funds at all.

The Committee will also have discussions with PSA 6 and the 20th, 24th, and the Central Park Police Precincts about coordination between the CERT team and the NYPD.

Jeff Demarco (community member) asked how the community can help in the recruitment process. Several members of the public said they would join and also recruit other members.

CERT Training Begins in June

John Howell noted that we are now scheduled to start training the week of June 19, with the day of the week to be determined.

Miriam Febus (public member) agreed that we could use the Broadway Mall Community Center for some or most of the training sessions, "depending on the day of the week".

Bobbie Katzander noted that several members would likely be taking vacations during the 13 week training period. So, there was some discussion about solutions.

First, John Howell will ask OEM if there is any flexibility about the training schedule. Specifically, several members would be happy to attend double sessions on Sundays to accelerate the training course.

Second, George Contreras said we could do make up training sessions internally.

Third, John Howell noted that the Battery Park CERT accepts trainees from other teams, but it charges \$90 for one complete course per trainee. We will ask the Battery Park CERT if they would be willing to give us a discount for some of our members taking just a few sessions by way of make up.

Communications

The committee also discussed the possibility of offering communications training for any interested members of the CERT team, including HAM radio training, which would be free of charge except for the cost of the text (\$20) and the FCC license exam fee (\$15).

The difference between and benefits of the FRS (Family radio system) and the GMRS (Ground mobile radio system). The GMRS works within 25 city blocks this is the system that could be used by a deployed CERT team.

Emergency Communications Working Team Formed: We will also need an Emergency Communication Plan and System of Operation will be worked on by John Howell, Sheldon Fine, Bobbie Katzander, Joyce Johnson, George Contreras, and Lisa Lehr (public member).

ICS: Incident Command System

· The CERT teams can play an important role in our community. No matter how small the response to an emergency, the CERT team can always be of help to the uniformed services responding to the emergency. But, everyone

must make sure to check in with the incident commander before becoming involved. Safety first.

- John Howell gave a brief introduction to the ICS system. John Howell encouraged everyone to go to the FEMA cite and take the free I-100 course.

The site address was included in the ICS handout.

311 Data

- Acquisition of data from the 311 system will be delayed for a few more months
- The committee agreed to send a letter to Borough President Scott Stringer as well as our City Council Members. John Howell will draft the letter and distribute it to the Committee members for review.
- Steve Strauss suggested the committee ask that basic 311 statistics be posted on the City website as information for the community and city.
- Miriam Febus said there remains a need for more Police Officers in the neighborhood to deal with quality of life problems. However, Joyce Johnson and John Howell pointed out that we need data to support any request for more officers, or our statements will only be so much idle discussion. This makes getting the 311 statistics all the more important.
- John Howell will contact Helen Rosenthal about the timing of the committee's input to the District Needs Statement.
- Bobbie Katzander brought up the question of having civilians or even volunteers come into precincts to release police officers to work the streets. Captain Kobetitsch of PSA 6 noted there are currently police assistants in place at NYPD precincts. However, he went on to say, these civilian employees have very clearly defined job descriptions, and they cannot work outside of their defined job areas. Captain Kobetitsch pointed out that some of the officers seen working in a precinct are injured and have been placed on light duty while they recover.

Identity Theft

- Tom Vitullo-Martin asked if anything can be done concerning the identity theft problem in our community.
- The committee will contact local precincts about statistics concerning identity theft within Community Board 7
- Mr. Vitullo-Martin also discussed the possibility of having a community forum to discuss this issue. Joyce Johnson said the forum would have to avoid becoming a pity party if it is to be useful. It was agreed that we

should try to include experts from various relevant fields, such as a credit card company, the District Attorney's office, an attorney specializing in this area, etc.

- Identity Theft Working Team Formed: Joyce Johnson proposed setting up a task force led by Mr. Vitullo-Martin to deal with these issues in Community Board 7. The members will be Tom Vitullo-Martin, Joyce Johnson, and John Howell. Bobbie Katzander will contact attorneys specializing on identity theft. They will be asked to go over the steps on what to do if this happens to you.

- John Howell said that since the committee is already so busy, we should aim for the forum to be held sometime in the Fall, maybe September, October, or November. Tom Vitullo-Martin agreed it would take time to organize something worthwhile. For the time being we'll be in an information gathering mode.

There being no further business, the meeting was adjourned at 8:15 PM

The next meeting will be Thursday, April 6, 2006.

Present: Committee Members John D. Howell, Alberto Cruz, Joyce S. Johnson, Bobbie Katzander, Oscar Rios, Steve Strauss, Tom Vitullo-Martin; CB7 Chairman Sheldon J. Fine.

Community members present: Linda Mayer, Zoubair Esseghaier, Jeff Demarco, Adrienne Borgersen, Andrea Danese, Annie Barry, Lisa Lehr, Capt. Kenneth Kobetitsch PSA 6, George Contreras, Aaron Biller, and Miriam Febus.

Minutes submitted by Alberto Cruz

District Service Cabinet

Did not meet in March.