

**Full Board Meeting Minutes  
Helen Rosenthal, Chairperson  
Congregation Rodeph Sholom  
March 4, 2008**

Ms. Rosenthal called the meeting to order at 7: 16 pm.  
Minutes from previous full board meeting were approved: 27:0:1.

**Chairperson's Report: Helen Rosenthal**

- New web address for CB7 is [www.nyc.gov/mcb7](http://www.nyc.gov/mcb7); old url, [www.cb7.org](http://www.cb7.org), will direct users to new one; new "Question of the Month" will be posted in coming week.
- Special committee agenda items in March include: Housing Committee - JHH's Stern Residence; Transportation – renovation of the 96<sup>th</sup> Street IRT Station; Youth, Education & Libraries – school budget cuts.
- Thanked Eric Nelson, D.Maria Watson, Benjamin Howard-Cooper and Josh Feldman, all of whom have not applied for reappointment to the Board, for their service and commitment to the community.

**Green Committee, Elizabeth Starkey and Melanie Wymore, Co-Chairpersons - Tip for the month- Plastic Bottles**

- Use tap water rather than bottled water; re-use existing bottle; [www.filterforgood.com](http://www.filterforgood.com) website for information; support change in Albany bottle bill to include small water bottles.
- Committee meets 4<sup>th</sup> Monday of every month – now has 4 fold-mission statement, which is available on CB7's website.

**District Manager's Report: Penny Ryan**

- Up tick in car break-ins between Central Park West and Amsterdam Avenue in the 20 and 24 Precincts. Many arrests have been made and PD is monitoring. Otherwise, crime is down.
- Frederick Douglas Houses is getting security cameras via NYPD; Amsterdam Houses cameras are moving forward with initial funding from Fordham; cameras for Wise Towers continue to be a CB7 budget priority.
- Transportation Alternatives is sponsoring block parties as part of its Street Renaissance Program. Information is available at [www.blockpartynyc.org](http://www.blockpartynyc.org).
- Community groups applying for single-block street closing permits do not need to have \$1 million insurance or submit proof of non-profit status; applications, available at [www.nyc.gov](http://www.nyc.gov), must be submitted to the Board office 60 days in advance.
- Multi-block street fair dates and locations are posted on CB7's website. The Board Office will provide a summary of single-block permits to the Transportation Committee.

**Public Session**

- Scott Liebman, Lincoln Square Synagogue – Constructing new synagogue at 180 Amsterdam Avenue.
- Maggie McLean, Stern resident – Pleased with progress being made in JHH negotiations.
- Lynn Opinante, Riverside Branch Library – Thanked Board for supporting budget priorities; need more materials in other languages.

- Winifred Armstrong, Park West Village – Pleased with progress and help from Transportation Committee and full Board; more work still necessary.
- Alan Flacks – Church Street post Office manager who was apparently fired now at Cathedral Station.
- Larry Hirsch, Community Free Democrats – Opposes 808 Columbus Avenue vault application and supports secondary street namings.

## **Manhattan Borough President's Report - Sari Bernstein, liaison to CB7.**

- Taskforce for monitoring construction sites borough-wide is being established.
- Meeting at Columbia Condominium re 96<sup>th</sup> IRT Subway Station construction on March 5<sup>th</sup>.

## **Reports by Legislators**

### **Council Member Gale Brewer**

- The Department for the Aging is issuing requests for proposals for home- delivered meals, including frozen and hot meals, and for senior centers. DFTA wants to consolidate home-delivered meal providers from 98 to 20 citywide. Concept papers for both programs are available at [www.nyc.gov](http://www.nyc.gov) – aging. Comments are due on March 14<sup>th</sup>.
- Council is holding a hearing on the EDC study of solid waste management; West 59<sup>th</sup> Street is still in the program.
- \$20M for the Martin Luther King, Jr. High School Library (\$20 million) has been moved to Fiscal Year 2010 because it's not yet designed.
- Council is holding hearings with the agencies on the FY09 Preliminary Budget. Further cuts are predicted.

## **Reports by Legislative Representatives**

- Jared Chaous, State Senator Tom Duane's office - Provided testimony opposing Shearith Israel's BSA application.
- David Weinberg, State Assembly Member Linda Rosenthal's office – Meals on Wheels of great concern; appointed to sit on Health Committee; Assembly passed bill to crack down on elder abuse; sponsoring bill to identify food from cloned animals.
- Michael Meade, State Senator Eric Schneiderman's office – Jewish Museum materials from Dominican Republic now on exhibit; national co-chair on movement against illegal guns.
- Micah Lasher, Congressman Nadler's office – Supports anti-torture legislation; against warrant-less wiretapping; citywide campaign for better wages for security workers.
- Shane Seger, State Assembly Member Daniel O'Donnell's office – Monthly workshop for legal advice and quality of life forum, call for more information.
- Calvin Solomon, Manhattan District Attorney's Office – Offering housing, job training and drug rehab resources for recently released prisoners; summer intern program, deadline is March 28<sup>th</sup>.
- Matt Bitz, Council Members Inez Dickens' office - Pleased that AIA proposed zoning ext amendments were withdrawn.
- Sandra Duque, NYC Comptroller's office – Women's History Month event tomorrow; her contact information is with CB7 office.

## **Business Session**

### **Transportation Committee**

1. The resolution to approve secondary street naming northeast side of West 95<sup>th</sup> Street between Columbus Avenue and Central Park West **Robert Woolis Way** was adopted: 31-0-2-0.
2. The resolution to approve secondary street naming southwest side of West 94<sup>th</sup> Street between Columbus and Amsterdam Avenues **James D. Garst Way** was adopted: 31-0-2-0.
3. The resolution to approve secondary street naming southeast side of West 94<sup>th</sup> Street between Columbus Avenue and Central Park West **Doris Rosenblum Way** was adopted: 31-0-2-0.
  - Lee Chong, Mitchell Lama Residents Coalition, put in request for street naming; pleased it is moving forward and is in favor of all the secondary street namings
  - Pete Rosenblum, husband of Doris Rosenblum, spoke about Doris and her groundbreaking work as CB7's District Manager; spoke in favor of all the secondary street namings
  - Rita Garst, wife of Jim Garst and of the Mitchell Lama Council – spoke in favor of all the secondary street namings.
4. The resolution to approve **808 Columbus Avenue** (West 97<sup>th</sup> Street.) Application by Stellar Management to the Department of Transportation for a vault under 808 Columbus Avenue was approved: 25:5:3:1.
5. The resolution to approve **334 Amsterdam Avenue** (West 76<sup>th</sup> Street.) Application by the Jewish Community Center of Manhattan to the Department of Transportation for installation of bollards on the Amsterdam Avenue and West 76<sup>th</sup> Street sidewalks was adopted: 32:1:0:0.
6. **61 Columbus Avenue** (West 62<sup>nd</sup> Street.) The resolution to approve renewal application DCA# 1190070 to the Department of Consumer Affairs by 62 West Operating, LLC., d/b/a Rosa Mexicano, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats was adopted: 27:1:0:1.
7. **2723 Broadway** (West 104<sup>th</sup> Street.) The resolution to approve renewal application DCA# 1187714 to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café Du Soleil, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats was adopted, with the following conditions: a removable barrier will be used at the perimeter of the café; staff will be as quiet as possible in moving tables and not bring out tables prior to 8 AM each day; and to help with noise abatement, the café awning will be down and in place at all times that the café is open, being set up, or begin disassembled each day with the exception of difficult weather conditions: 28:1:0:1.
8. **568 Amsterdam Avenue** (West 87<sup>th</sup> -88<sup>th</sup> Street.) The resolution to approve new application DCA# 1273996 to the Department of Consumer Affairs by Mermaid 88, LLC, d/b/a Mermaid Inn, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats was adopted: 32:0:0:1.
9. **960 Amsterdam Avenue** (West 107<sup>th</sup> Street.) The resolution to approve new application DCA# 1275484 to the Department of Consumer Affairs by Thai Market, Inc., d/b/a Thai Market, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 25 seats was adopted: 31:0:0:1.
10. **200 Columbus Avenue** (West 69<sup>th</sup> Street.) The resolution to approve new application DCA# 1271565 to the Department of Consumer Affairs by Magnolia Columbus Avenue. LLC, d/b/a Magnolia Bakery, for a two-year consent to operate an enclosed sidewalk café with 15 tables and 39 seats was adopted, with the following conditions: both doors must be utilized; the internal layout must be such that customers are encouraged to move into the store and circulate within the store; the cafe **MUST** be used for tables and chairs, and when necessary, the party room should be pressed into service to seat additional patrons, thus freeing up the lines at the door: 20:10:1:1.
  - Following lengthily discussion of enclosed sidewalk cafes and the inability of the City to move vacant cafes, Ms. Rosenberg announced a working group to study the regulations governing enclosed cafes.
11. The resolution to approve PLANYC proposed congestion pricing was adopted: 26-4-0-0.

- David Zelman, Schwab House resident - Spoke in opposition to congestion pricing, argued that London should not be an urban model for NYC, and NYC's consecution pricing plan does not take into account the type of car.
- Alan Flacks – In favor of congestion pricing, but called for increase in subway and bus service to be in place before congestion pricing goes into effect.

## **Parks & Preservation Committee**

### **Klari Neuwelt and Lenore Norman, Co-Chairpersons**

12. **390 West End Avenue** (West 79<sup>th</sup> Street.) The committee resolution was changed from an approval to a disapproval following the discovery of information following the committee vote that contradicted the information provided by the applicant. The resolution to disapprove application #08-5082 to the Landmarks Preservation Commission for installing a guard house, replacing light fixtures and doors, and altering canopies and a stoop was adopted: 27-0-0-0.

13. **390 West End Avenue** (West 79<sup>th</sup> Street.) The resolution to disapprove application #08-5204 to the Landmarks Preservation Commission for establishing a Master Plan governing the future replacement of windows was adopted: 27-0-0-0.

14. **175-177 West 89th Street, former Claremont Riding Stables** (Amsterdam Avenue.) The resolution to approve application # 08-4829 to the Landmarks Preservation Commission to modify previously approved 5th Floor/penthouse and the eastern wall location and fenestration was adopted: 24-3-0-0.

15. **65 Central Park West** (West 66<sup>th</sup> – 67<sup>th</sup> Street.) The resolution to approve application # 08-5190 to the Landmarks Preservation Commission for altering masonry openings and installing windows and doors was adopted: 27-0-0-0.

16. **70 West 71<sup>st</sup> Street** (Columbus Avenue.) The resolution to approve application #08-3593 to the Landmarks Preservation Commission for a rear-yard addition was adopted: 27-0-0-0.

17. **316 West 75<sup>th</sup> Street** (West End Avenue.) The resolution to disapprove without prejudice the application #06-2657 to the Landmarks Preservation Commission for a penthouse addition was adopted: 27-0-0-0.

18. **480 Amsterdam Avenue** (West 83<sup>rd</sup> Street.) The resolution to approve application to the Landmarks Preservation Commission for renovation of store front was adopted: 27-0-0-0.

**Present:** Helen Rosenthal, Andrew Albert, Richard Asche, Jeffrey Bank, Hope Cohen, Page Cowley, Sheldon J. Fine, Sonia Garcia, Rosa Gonzalez, Victor Gonzalez, Robert Herrmann, Lawrence Horowitz, , Ulma Jones, Bobbie Katzander, Johnette Murray, Eric Nelson, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Michele Parker, Sharon Parker-Frazier, Miki Fiegel, Melanie Radley, Anne Raphael, Luis O. Reyes, Oscar Ríos, Madge Rosenberg, Liz Samurovich, Ethel Sheffer, Jeffrey Siegel, Elizabeth Starkey, Barbara Van Buren, , Melanie Wymore, George Zeppenfeldt-Cestero and Dan Zweig.

**On Leave:** Islande Dupoux and Chaumtoli Huq. **Absent:** Barbara Adler, Linda Alexander, Alberto Cruz, Phyllis E. Gunther, David Harris, Barbara Keleman, Blanche E. Lawton, Daniel Meltzer, Charles Simon and Thomas Vitullo-Martin.

**Housing Committee**  
**Victor Gonzalez and Charles Simon, Co-Chairpersons**  
**March 10, 2008 7:00PM**

Co-Chair Charles Simon opened by explaining the night's agenda –

- (1) To receive an update from Jewish Home and Hospital re the Stern Building, its residents and the Kaufman Building option;
- (2) To hear from DHCR;
- (3) To hear from electeds/their representatives; and
- (4) To hear from Stern Residents and other community members.. In addition, he also set the agenda for next month's meeting. That agenda will consist of updates on Trinity House, West Park Presbyterian and St Louis Hall.

Bruce Nathanson and his team described the process with the tenants since December 2007, described steps towards M-L dissolution, steps towards relocation, and said they're giving the Kaufman Building relocation option very serious consideration and hope to have an answer on that soon. Primary obstacle there, Nathanson says, is that office space which got knocked out of the tower when height was reduced is now supposed to go into Kaufman, so he would need to relocate office space if Kaufman were to be used for the Stern tenants. (This characterization was disputed by others.) Nathanson also presented the committee with a letter dated February 8th, 2008 that JHH had sent to the Stern residents. One of the features of this letter was the progress of the relocation procedure and what packages are being offered to the residents.

Richmond McCurnin, the Assistant Commissioner from the State of New York's Executive Department of the Division of Housing and Community Renewal, was then very helpful in fully explaining the M-L dissolution process and DHCR's role in monitoring the dissolution and representing tenants' interests. He explained that he and/or his agency will be attending the meetings between the Stern residents and JHH to observe and insure that all options would be explained thoroughly and clearly.

Catharine A. Grad, the attorney who is representing most of the Stern residents, and other residents offered the residents' perspective. Some argued that a Kaufman relocation option was essential. Many addressed the need for a fair economic relocation package; one which would allow for Stern Residents' to pay for their "relocated" residences not just in the immediate future but for life. William Jones, the Assistant President of the Stern building Association, expressed a concern with an option described by DHCR and JHH to place residents at the head of the line on the on other buildings' waiting lists. He felt that by doing this, it would create resentment among others on those waiting lists and possibly cause a problem for relocated Stern residents who were jumped to the head of a list. The meeting adjourned at 9:00 P.M.

**Present:** Victor Gonzalez, Charles Simon, Rosa Gonzalez, Johnette Murray, Sharon Parker-Frazier, Melanie Radley and Barbara Van Buren. **On-Leave:** Chaumtoli Huq. **Absent:** Sonia Garcia.

**Transportation Committee Meeting Minutes  
Andrew Albert and Dan Zweig, Co-Chairpersons  
March 11, 2008**

The meeting was called to order by co-chair Andrew Albert @ 7:05 P.M.

**96th St IRT Presentation**

Adrian Taub and staff from NYC Transit gave a PowerPoint presentation on the renovation of the 96 St IRT Station. Some sidewalk work has been done already, as well as some underground work, including platform-edges. The 96th Street entrances will be closed for 6 weeks at a time - first one side, then the other. Questions were raised about the storage of materials, as well as upcoming general orders (G.O.'s).

**59th St-Columbus Circle Renovation**

Some extremely old tiles were found during this rehab from 1901!

There will be bollards around the Trump Island, and around the new Broadway Island entrance, south of the existing entrance. There are also walls planned to prevent pedestrians from crossing to gain access outside of the authorized areas.

**Prohibition**

Ian Duke, owner appeared before the Committee. There were no changes to this unenclosed cafe. The Committee approved the renewal.

Vote: Comm 6-1-0-0. Pub 2-0-0-0.

**Acqua**

Sebastian appeared before the Committee. It was stated that this really was a renewal, not a new application. Same # of tables & chairs - 20 tables - 40 seats. The Committee voted to approve.

Vote: Comm 6-0-0-0. Pub 2-0-0-0.

**Blockheads**

Ken Sofer, Owner, appeared before the Committee. Application was for 10 tables - 20 seats. Clearance at the tree pits was a concern of several committee members, as well as the public. The architect's drawing showed a wider than approved cafe - owner said he would re-draw the diagram, and submit it prior to the full board meeting on April 1.

Committee took no action pending that re-submission.

**Pain Quotidien, 2463 Broadway.**

Mike Leuck appeared for Mike Kelly, expediter.

This is a new cafe application. 8 tables/16 seats are being applied for. The Cafe, as drawn, slants out to 9 ft/6 inches. The representative agreed to modify the drawing to a 9 ft cafe all around. Absent the proper plans, the Committee took no action.

**Perfecto, 2479 Broadway (92 St).**

John Berbis, owner, appeared for Perfecto.

12 tables/48 seats applied for. Plans show a 10 ft cafe, which must be changed to 9 ft. Owner agreed to have cafe non-smoking only, at the behest of several residents of the building, who were concerned about smoke. Owner will have plans re-drawn, hopefully prior to the full board meeting on April 1st. Mira Woldborg, at 646-643-9549 would like to be notified about any future meetings.



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## **Cafe Ronda**

No one appeared - committee took no action

## **Tenzan**

No one appeared - committee took no action

## **Miyako Sushi**

No one appeared - committee took no action

## **Carne**

No one appeared - committee took no action

## **Sushi Hana**

No one appeared - committee took no action

## **39 West 76th Street**

No one appeared - committee took no action

## **70 W 95 Street** - secondary street naming

Ramon Bodden appeared before the committee. He would like to secondarily name the corner of 95th & Columbus Avenue for well-known Latin-jazz musician Mario Rivera. Mr. Rivera has played with several well-known jazz greats, and is known in his own right. The committee noted that this area already has requested several secondary street namings, and a plaque might be a better way to commemorate Mr. Rivera's good works. As this is not yet a reality, the Committee passed the following resolution:

Whereas there have been numerous requests to secondarily name streets, and Whereas there are places where 2 or more names would be placed, and Whereas plaques are far better at documenting a person's contributions than a street sign,

Be it resolved that CB7 reiterates its desire to begin a series of plaques honoring famous westsiders, and Be it further resolved that CB7 will work with local Council members to fund and distribute these plaques.

Vote: Comm 6-0-0-0. Pub 4-0-0-0.

## **Intro 639** - Curb Cuts

The Committee approved a resolution of support.

Vote: Comm 6-0-0-0. Pub 4-0-0-0.

## **New Business**

Peter Arndtsen, of the Columbus-Amsterdam B.I.D., will be submitting a list of bicycle rack locations for within his B.I.D. area, probably at the next meeting.

**Present:** Andrew Albert, Dan Zweig, Ulma Jones, Bobbie Katzander, Blanche E. Lawton and Oscar Rios. **Board Member:** Helen Rosenthal. **Absent:** Barbara Keleman and Anne Raphael.

**Business & Consumer Issues Committee Minutes**  
**George Zeppenfeldt-Cestero & Michelle Parker, Co-Chairperson**  
**March 12, 2008**

1. **254 West 72<sup>nd</sup> Street (Broadway – West End Avenue).** Renewal application to the NYS Liquor Authority for a two year on-premise liquor license for d/b/a Sugar Bar. The establishment's General Manager, Steven Abreu, was present on behalf of the applicant. The Sugar Bar is open from Tuesday to Saturday from 5:30PM – 12:00AM and until 2:00AM from Thursday to Saturday. The establishment seat up to 98 people in three different rooms and stands between 30 – 40 people. The Sugar Bar currently has no license for an unenclosed café and the legal occupancy size is 150. The last police appearance in the establishment was two weeks ago for noise. There is currently no security guard and the bartenders are responsible for checking ID's at the door.

Five residents from 253 West 72<sup>nd</sup> street were present:

- C. Gale, has been a resident for 30 years. Gale has called the police several times relating to fighting and noise inside and in front of the establishment. Gale could also hear the live band music from her 9<sup>th</sup> floor apartment across the street. Additional noise also come from bar patrons loitering in front of the establishment as well as double parked cars with loud music in front of the bar.
- Howard K. has installed sound proofing windows in his apartment and could still hear the noise. Mr. K said the establishment has no control of their patrons. He just wants the Sugar Bar to be a good neighbor and to control the noise level.
- A. Thomas has called the precinct regarding noise and fights in front of the establishment and the precinct has responded by saying that no one had called to give complaints. He stated that this is not true because other neighbors have also called the precinct on the same days.
- S. Kulick, has been a resident for 30 years. She can hear loud music, noise and yelling from inside and in front of the establishment.
- P. Cook, could hear the bass from the live bands and music. People also hangout in front of the establishment making noise. Also, has complained to the local precinct and they have given him the same response they have given Mr. Thomas.

Resolution: Committee **disapproves** the application to the SLA unless the following stipulation is added to their method of operation, in their SLA application, that they will close their windows and doors by 11PM, and an effort will be made to keep the sidewalk clear of smokers and noise, and

- There will be a full-time licensed security person outside of the establishment by the end of March, from 11PM to 1AM on Tuesday and Wednesday and until 3AM from Thursday to Saturday who will be responsible for controlling noise from customers and the bands, fighting and discourage double parked car with loud music in front of the establishment.
- Upgrade the soundproofing of the establishment front window.
- Provide better insulation/sealer to the front two doors of the establishment

*Committee Vote 4-0-1-0.*

2. **254 West 72<sup>nd</sup> Street (Broadway – West End Avenue).** Renewal application to the NYS Liquor Authority for a two year on-premise liquor license for 101 West 75 Bar & Restaurant Enterprises LTD d/b/a Dive 75. Applicants, Lee Seinfeld and Jim Paterson, filed for a renewal two year on-premise liquor license. The applicants currently own two other Dive Bars located at 96<sup>th</sup> Street Amsterdam Avenue and at 101<sup>st</sup> Broadway. Dive 75 has 50 seats available and 14 are bar seats. The establishment is open from 4PM to 4AM on weekday and from 12PM to 4AM on weekend. The door closes at 9:30PM every night

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and has a licensed security guard six nights a week from 10PM to 4AM. The owner personal cellular number is on the business answering machine for any complaints.

Resolution: Committee **approved** the application.

*Committee Vote 5-0-0-0.*

**Present:** George Zeppenfeldt-Cestero, Rosa Gonzalez, Ulma Jones and Madge Rosenberg. **Board Chairperson:** Helen Rosenthal. **Absent:** Michelle Parker and Anne Raphael.

**Parks & Preservation Committee Meeting Minutes**  
**Klari Neuwelt and Lenore Norman, Co-Chairpersons**  
**March 13, 2008 7:00 PM**

1. **309 West 80th Street** (West End Avenue.) Application to the Landmarks Preservation Commission for a penthouse addition, modification of rear yard addition, restoration of front elevation, and window replacements.

The project was presented by John Woell, Principal; and Bryan Natinsky, of Steven Harris Architects.

Constructed circa 1890, 309 West 80<sup>th</sup> Street is part of a series of narrow four-story townhouses, distinguished by their Gothic-style pointed arches set in rusticated bases alongside low “English” stoops, with tawny Roman brick above. Front façade work includes in-kind replacement of existing wood windows with new custom mahogany windows, painted to match the existing color.

The bulk of the work affects the rear yard and rooftop areas. The existing partial-width projecting addition (2-story plus Basement) is to be removed, replaced with a full-width rear yard addition of the same height, but set back 10 feet further from the rear yard lot line. In addition, the fourth floor is to be expanded slightly, with its rear wall pushed 4 feet out, to the north. Finally, a small penthouse room will be erected on the fifth floor, with front and rear roof overhangs projecting beyond the glass enclosure walls for sun control. There will be four air conditioning condenser units mounted at the center of the penthouse roof. At the garden level, the grade of the garden will be lowered 3 feet, to increase the amount of light able to penetrate into the Basement interior.

A mock-up of the penthouse addition had been constructed, and the applicants claimed it was not visible from the public way. Mr. Natinsky explained that as the mock-up was being constructed, he stood at the street level and had the construction crew adjust the position of the front edge of the penthouse so he could not see it from the sidewalk below.

Three block residents (at least two of whom reside in the six-story apartment building two doors to the east – at 303 West 80<sup>th</sup> Street) spoke against the rooftop and rear yard addition. Mr. David Becker (Secretary of 303 West 80<sup>th</sup> St. condo) stated that he could see a small piece of the mockup from the street below if he stood as far back as possible, tight to the front wall of the buildings across the street, although he could not see it from the middle of the sidewalk. Another block resident, Ms. Kim Cottet agreed. Another resident of 303 West 80<sup>th</sup> Street, Ms. Debra Eder expressed concern that the rear yard addition would block the view into the inner garden from one of her two windows, decreasing light to her apartment. Mr. David Luftig, a resident of the Bronx who admires the architecture of this group of houses, also spoke in opposition to the building’s modification.

The mock-up blew down several weeks ago, so it was not present to be viewed by those Parks and Preservation Committee members who were able to visit the site in advance of tonight’s meeting.

Committee discussion focused on a number of issues.

--Everyone was supportive of the window replacement and front restoration work described.

--Regarding the relative visibility of the front eave of the new penthouse, because the mock up was no longer standing, the committee felt they couldn’t make a decision about the extent of visibility from the street (not visible per the applicants, somewhat visible per the neighbors). The applicant plans to re-build the mock-up.

--Regarding the design of the modified rear yard addition, the committee generally felt the unbroken large panes of glass at the two lower floors, as well as in the end facades of the Penthouse, were inappropriate, and that some level of scale modulation was required.

The applicants expressed willingness to reduce the projection length of the front eave to ensure it would not be visible public way. Having put off their presentation at LPC from March 11, their clients were anxious to present at the March 25 LPC meeting, so they would not agree to put off their presentation and come back to the committee with fenestration design revisions.

*Resolution to DISAPPROVE 5-1-0-0.*

2. **225 West 99<sup>th</sup> Street, St. Michael's Church** (Amsterdam Avenue). Presentation by St. Michael's Church on the proposed designation by the Landmarks Preservation Commission of the church, parish house and rectory.

The project was presented by the Reverend Canon George W. Brandt, Jr., Rector, St. Michael's Church, church director for the past 14 years.

Reverend Brandt described the historical background of the three components of the church facility. The church structure was designed by the architect Robert Gibson and was erected in 1890; it was built over crypts and graves from revolutionary times.. The four-story parish house was designed by another architect in conjunction with Gibson and was erected in 1900. The rectory (originally 28 rooms but subsequently subdivided) was designed by Gibson, erected in 1912. The entire complex sits on the church's original site, first established 200 years ago. Also designed by Gibson and constructed in 1912 were two six-story new-law tenement buildings situated on the adjacent site: 812 and 814 Amsterdam Avenue. These contained housing for church staff.

In 1980, the church complex was calendared for designation at LPC, when two public hearings were held, but then nothing more happened.. Over the course of the next two decades, the church structures, which had fallen into disrepair, were gradually stabilized at great expense, depleting the church's fund. In 2002, the church sold off 812 and 814 Amsterdam Avenue to the Jewish Theological Seminary (JTS) who were planning to construct new housing facilities there. In 2004-2005, JTS plans changed, and the church re-purchased these two structures, with plans to construct staff housing as well as affordable housing and community facilities. Around that time, to acquire additional resources, the church also sold off its air rights to the Extell Corporation, who used the air rights to construct the new residential tower on the east side of Broadway between 99<sup>th</sup> and 100<sup>th</sup> Streets.

The church began to work with a developer to develop the 812-814 Amsterdam site (the buildings had been demolished several years earlier) into a fourteen story structure containing church staff housing and market rate condos. In 2006-2007, plans were filed with and approved by LPC to demolish a 900 sf section of the rectory (located at the rear of the church complex, completely invisible from the street, and not containing any distinctive architectural features). In December 2007, the original developer was replaced by another one, but the project design remains the same. The church intends to use a portion of the proceeds from the project to maintain the historic church structures.

St. Michael's church, parish house and rectory are calendared again for designation at LPC. The CB7 Parks and Preservation Committee supports this designation.  
*Resolution to APPROVE 6-0-1-0.*

3. **Central Park.** Presentation by the Central Park Conservancy on the proposed expansion of the Zoo Garage (a Parks Department operational facility at the Zoo in Central Park) to accommodate stalls for five Parks Enforcement Patrol (PEP) horses that were displaced by the closing of Claremont Stables. The project was presented by Christopher Nolan, Central Park Conservancy. Lane Addonizio and Gary Dearborn of the Conservancy were also present.

A new 1600 sf brick structure will be constructed perpendicular to the existing 1960's brick service structure which itself sits at 90 degrees to the original 1934 portion of the building. The site is densely planted; one tree will need to be cut down, but there should be little difference in the tree canopy.

The new stable building will tie into and use the same utilities (water, sanitary, electric) as the 1960's structure. It will cost \$200,000 to construct. Visually, the stable building will relate to the 1960's structure, continuing the parapet line height. At the rear, the solid brick cladding will be penetrated with five operable windows for ventilation of the horse stalls. Its front façade, which faces in to the inner parking courtyard, will be constructed as an open brick frame, with intermediate steel posts along the front edge of the building. The traditional board and batten wood stable doors will be set 12 feet back from the columns.

The stable building will help enclose the interior courtyard, visually masking the cars and service trucks periodically parked there. There will be a chain link fence and plantings behind the structure which will help mask the new structure's visibility from the East Park Drive which sits behind and up a hill; the single courtyard-facing gable of the 1934 structure will not be concealed by the new stable structure.

*Resolution to APPROVE 7-0-0-0.*

#### 4. **Central Park.** Presentation by the Central Park Conservancy on site Improvements at the East 102nd Street Access Drive.

The project was presented by Gary Dearborn, Central Park Conservancy. Lane Addonizio and Christopher Nolan of the Conservancy were also present.

This project will make permanent the 2004 D.O.T. closing of the 102<sup>nd</sup> Street Access Drive off Fifth Avenue. It is part of the larger Central Park northern east landscape improvements presented to the Parks and Preservation Commission last year. This project will be financed as part of the East Meadow \$1.9 million budget.

The 102<sup>nd</sup> Street access drive will be formally converted from a vehicular drive into a pedestrian way. The width of the access drive will remain the same, marking the historical aspect of this entry, but the materials will be modified to reflect the pedestrian nature of its new use. At Fifth Avenue, the curb cut at the street edge will be removed, and the asphalt road paving will be replaced by asphalt hex blocks, the typical sidewalk paving material ringing the park perimeter. The entrance to the park will be marked by a flush granite threshold, installed in line with the park's perimeter stone wall. Inside the park, the edges of the vehicular drive will be softened through the installation of concave gutters, constructed using similar details to the original roadway design. At the intersection of the access drive with the Park's East Drive, permanent bollards will be installed. The bollard spacing will continue to permit vehicular access by Parks Dept. maintenance vehicles and emergency vehicles as needed.

*Resolution to APPROVE 7-0-0-0.*

#### 5. **262 Central Park West, Apt. 2B** (West 86<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for approval of thru-wall air conditioning units and window replacement.

The project was presented by Sanford M. Berger, Principal of SMB Architects.

a. Through-wall air conditioners. The applicant wishes to install through-wall PTACs (packaged terminal air conditioners) centered below a number of the apartment windows within the limestone panels below each window. This is consistent with the installation of other through-wall air conditioners in other apartments located within the three-story rusticated base of the building. The through-wall openings will be saw cut. The new grilles will be frameless "architectural" style linear grilles by Reliable Grille with a baked enamel finish in a limestone color. The Committee found this work appropriate.

*Resolution to APPROVE through-wall air conditioner installation 7-0-0-0.*



b. Window replacement. The applicant wishes to replace the existing one-over-one double hung windows with single-pane “Tilt and Turn” windows by Skyline Windows, in the building’s typical anodized bronze color. Mr. Berger presented both historical photos, which showed that the original windows were six-over-one double hung windows; as well as recent photos, showing that these same kind of single-pane “Tilt and Turn” windows had already been installed in the floor above, which is the top of the three-story rusticated base of the building.

The Committee understood the argument that the proposed replacement windows would be consistent with those installed directly above, and also that these windows possess slightly higher acoustical properties in being able to reduce the noise that enters the apartment from the street.. However, the Committee generally felt strongly that this change in window style was not appropriate to the building, and that even if currently the building façade consists of is a mixture of window types (some installed pre-designation, some after), in the long run, the preference would be for all the windows to return to being double-hung, as originally designed.

*Resolution to DISAPPROVE window replacement 6-0-1-0.*

**6. 6 West 83rd Street** (Central Park West.) Application to the Landmarks Preservation Commission for a rear yard extension.

The project was presented by Jason Tang, assisted by Katie O’Malley, both of Ogawa/Depardon Architects.

The 15-foot wide townhouse was built in 1906. Proposed renovation work includes plans for a complete restoration of the front façade, as well as a 2-story plus Basement full-width rear yard extension projecting 6 feet into the rear yard, in line with other rear yard additions within the block. The new extension would be constructed of exposed steel, with red cedar-framed windows. The side facades would have now windows and would be faced in solid stucco, while the rear façade would be almost entirely glazed. It would be composed primarily of large fixed-pane glass windows, with two narrow horizontal bands of small operable awning windows. The Committee found the large extent of unarticulated glass to be over-scaled and inconsistent with the character of the typical rear facades of the neighboring brownstones. They suggested the applicant consider breaking down the scale of the large panes of glass with additional window mullions in order to humanize the scale of the façade.

*Resolution to DISAPPROVE 7-0-0-0.*

## 7. New business.

Lenore Norman and Klari Neuwelt reported on a recent meeting they had with Bob Tierney at the Landmarks Commission where the committee’s instincts were confirmed - the LPC staff does not always receive the CB7 Parks and Preservation resolutions to use as they work with the applicant. The Committee discussed the fact that, for critical resolutions, someone from the Parks and Preservation Committee needs to attend the LPC Public Hearing and read the Committee resolution into the Public Record.

The Committee Chairs also reported that there appears to be no interest at LPC in designating the five brownstones on the south side of West 86<sup>th</sup> Street between Broadway and West End Avenue. Also, a demolition permit has been issued for the two brownstones on the east side of west End Avenue between 95<sup>th</sup> and 96<sup>th</sup> Streets. While these two brownstones are not distinctive in their individual designs, they contribute to the character of the area. The Committee expressed concerned that the stock of this type of background architecture townhouses is being threatened, with other



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similar structures at risk of being demolished as well. Miki Fiegel is on a committee interested in supporting designation of this upper section of West End Avenue.

The meeting concluded approximately 10:10 pm.

Meeting minutes submitted by Gabby Palitz  
March 16, 2008

**Present:** Lenore Norman, Klari Neuwelt, Miki Fiegel, Phyllis E. Gunther, Blanche E. Lawton, Gabrielle Palitz and Jeffrey Siegel.

Health & Human Services Committee Minutes  
Madge Rosenberg and Barbara Van Buren, Co-Chairpersons  
**March 18, 2008**

**The Department for the Aging has drawn up concept papers that would radically change the provision of services to our older citizens. While they have gone to various groups to present them, the general reaction has been that DFTA is not listening to people's concerns, and already has drawn up documents that would create totally new programs without making any effort to have pilot projects to test their new concepts.**

**This meeting focused on the plans for Senior Centers. DFTA speaks of 44% of the 329 Senior Centers not reaching their goals, but does not mention that the only goal they evaluate is the provision of meals according to a nine-year-old formula, which agencies have told them is no longer appropriate, and which they've asked DFTA to modify. No evaluation has been made of the many other services the Centers provide, including the very real one of providing a place in the neighborhood to meet old and new friends.**

**DFTA speaks of "regionalization" without spelling out what that means. They give a laundry list of concepts they would like the Centers to fulfill, but no examples of what they mean. They are planning to issue a Request for Proposals to send to all existing Centers and any other interested parties. They will select the proposals they determine meet their vague concepts, and any center not being selected will be closed. Many people will no longer have a place to gather in their community. All this will be done without any evidence that their concepts work. As many Center participants have said, "They're taking away the services we rely on, in order to create something they think baby boomers will want, without any evidence that that will be the case".**

**The Comptroller, the Manhattan Borough President, City and State elected officials have spoken out against this rush to change, but DFTA continues its plans.**

**At our meeting there were representatives from Goddard - Riverside and Project Pilot (which runs four Senior Centers) who shared their concerns.**

Responses to DFTA Concept Paper for the Senior Congregate Activities RFP

The Program Director from Project Find does not understand why DFTA is rushing their evaluations of senior centers with an emphasis on number of meals served rather than looking at the whole program of activities and services. DFTA is not listening to the Council of Senior Centers.

Erika Teutsch of Goddard Riverside says system is not broken. Neighborhood Senior Centers will be destroyed by DFTA requiring even very old seniors to travel more than the 10 blocks that studies show they will go to eat or socialize.

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Wendy Golub from Lincoln Square NORC (not financed by DFTA) says DFTA is not looking at the quality of life supported by the providers. Dismantling the neighborhood agencies to cut costs will result in more costs in the long run as seniors socialize less, become more isolated and less healthy.

When Eleanor from Hargrave House asked DFTA what they planned to do to “modernize” centers, she received no reply. Why should current elderly be deprived in order to satisfy baby boomers in 2030? Why should centers be evaluated on their ability to raise private funds?

United Neighborhood Houses, Federation for Protestant Welfare Agencies and the Council of Senior Centers all oppose this massive, poorly thought out, ambiguous DFTA plan that considers elderly in the year 2030 at the expense of the elderly in senior centers today.

The Committee members were deeply concerned with the reports and wanted to take action. A letter will be drafted to send to the Mayor and other involved officials and elected representatives expressing concern over how much damage will be caused by the very hasty RFP. Miki Fiegel and Dan Meltzer are drafting a letter expressing our opposition to DFTA’s shortsighted proposal. It will be explored whether the Committee can send out press releases. We will ask for responses to our letter. It will be presented as a resolution at the April full board meeting.

Meeting adjourned.

**Present: Barbara Van Buren, Madge Rosenberg, Miki Fiegel, Barbara Keleman, Daniel Meltzer, Lenore Norman, Luis Reyes and Elizabeth Starkey. Public members: Fern Fleckman, Wendy Golub, Judy Martinez and Sonia Stetkiewych. Absent: Islande Dupoux and Sonia Garcia.**

**Green Committee Meeting Minutes**  
**Elizabeth Starkey and Melanie Wymore, Co-Chairpersons**  
**March 28, 2008**

**1. Presentation by the Columbus Avenue Business Improvement District: A Vision for Columbus Avenue—A Street for the 21<sup>st</sup> Century in NYC. (Joint with Transportation and Parks & Preservation Committees)** Barbara Adler, Executive Director of the Columbus Ave. BID, led the discussion, which featured a PowerPoint presentation, along with George Beane, BID board member, Phil Myrick, a consultant from Public Spaces and Lindsay Lusher, from Transportation Alternatives. The vision is multi-faceted, designed to address present and future traffic and sidewalk congestion issues on Columbus Ave. Through on-street and on-line surveys and workshops with community leaders, the BID has identified issues of importance to the community and researched possible solutions to perceived problems, such as double parking, noise and congestion, lack of amenities for pedestrians, lack of enforcement of traffic regulations. The goal is to make Columbus Ave. “safer, greener and nicer,” with more trees and plantings, public seating, bicycle lanes, dedicated bus lanes, experimentation with demand-based increased parking meter fees (a DOT pilot project), “bump-out” sidewalk enlargements to provide seating and plantings, and to make it easier for seniors to cross the streets. Questions from the committee and board members present, as well as from members of the public, identified areas of concern that would require future study and more consultation with residents and business owners on Columbus Ave. before any aspect of the project would be implemented. It was also understood that the presentation was not a “total package,” that each proposal stood on its own merits and that implementation of any of the more radical solutions, i.e. dedicated bus lane or increased parking meter fees, would be done as a pilot project so that the results could be evaluated. With these clarifications, the committee and board members present agreed to write a letter of support which will be circulated for approval.

**2. Report on NYS Senator Eric Schneiderman’s proposed bill, “The Climate Change Solutions Act.”** Michael Meade and Julia Smith described the background of the bill and its importance. Basically the bill would require that proceeds derived from the RGGI (Regional Greenhouse Gas Initiative) auction of CO<sub>2</sub> emissions under the mandatory emission reduction program would be dedicated to the financing of measures to reduce greenhouse gas emissions, and development of energy efficiency, renewable energy and clean-air technology programs. A similar bill has passed the Assembly. A resolution supporting the legislation passed: Committee Members: 4-0-0-0, Board Members: 1-0-0-0, Public Members: 2-0-0-0.

**3. PlaNYC 2030 - Review of Land Use Section:** Discussion of the Land-Use Section of the PlaNYC was held over until next month. It was agreed that we would invite the Housing Committee to discuss the affordable housing aspects of the plan with us.

**4. Mission Statement:** Copies of a draft of the mission statement were distributed and comments were solicited at next month’s meeting, Monday, April 28.

**5. New Business:** Paul Reale discussed progress on his proposal to establish a “Carbon Footprint for CB 7.” Cy Adler discussed his efforts to convince the MTA to find a way to have the 96<sup>th</sup> St. Crosstown bus turn around at the end of 96<sup>th</sup> St. and avoid the 4 sharp turns on Broadway and WEA.

Submitted by Elizabeth Starkey

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**Present:** Melanie Wymore, Elizabeth Starkey, Hope Cohen and Bobbi Katzander.

**Parks & Preservation:** Lenore Norman and Phyllis Gunther. **Transportation:** Andrew Albert, Dan Zweig and Bobbie Katzander. **Board Member:** Helen Rosenthal. **Absent:** Phyllis Gunther, Charles Simon and Melanie Wymore.