

**Full Board Meeting Minutes  
Helen Rosenthal, Chairperson  
Goddard-Riverside Community Center  
October 7, 2008**

Helen Rosenthal called the meeting to order at 6:15 pm.

Minutes from previous full board meeting were **approved**: 27-0-2.

***Chairperson's Report: Helen Rosenthal***

- The November meeting will be held on Wednesday Nov. 5, 2008.
- Riverside South Working Group community meeting will take place on Thursday, October 30, 2008, 6:30 PM at St. Luke'-Roosevelt Hospital. This is a pre-certification meeting that will give the community an opportunity to review and ask questions about the Developer's plans.
- School overcrowding is a major problem in our District; 6 of the 8 elementary schools are over 100% capacity. The Department of Education School Construction Authority will release its 5-year capital plan and it will not include a new school for our District. The DOE is giving our local school Community Education Council (CEC) the opportunity to comment on a temporary solution to the school overcrowding problem. They've offered two rezoning proposals and want the CEC to vote to recommend one option by the end of November. The CB7 Youth, Education and Libraries Committee reviewed both proposals and has an excellent Resolution which will be presented later during this meeting.
- The Enclosed Sidewalk Café Working Group has made big strides under the leadership of Andrew Albert. At a recent meeting with DCP, DCA and DOT, advances were made to ensure that moving forward, new enclosed sidewalk cafes would be monitored more closely. We are exploring requiring that the outside wall of a building to which an enclosed sidewalk café is attached not be removed, that the enclosed sidewalk café be a temporary structure and that a bond be posted to ensure that the café will be removed when a restaurant is no longer a leasee. Ms. Rosenthal thanked NYC Councilmember Gale Brewer for setting up the meeting. The Working Group will continue to meet to finalize legislation to effect these changes.

***Election of Board Officers for 2008-2009: Dan Zweig, Chairperson, Elections Committee***

Since Dan Zweig was delayed, Luis Reyes chaired the election process.

Helen Rosenthal was elected Chairperson; Jeff Siegel was elected as 1<sup>st</sup> Vice-Chair, David Harris 2<sup>nd</sup> Vice-Chair, Miki Fiegel, 3<sup>rd</sup> Vice-Chair; Lindsey Boylan and Mark Diller, Co-Secretaries.

***Public Session:***

Reports by Legislative Representatives were presented in written form, which are attached, except for Matt Bitz, Councilmember Inez Dickens' office, who announced City Council public hearings on the proposed extension of term limits on Thursday, October 16, 3pm and Friday, October 17, at 10 am.

***Manhattan Borough President's Report: Sari Bernstein*** - Submitted a written report, which is attached.

Luis Reyes, 1<sup>st</sup>-Vice-Chairperson, chaired the meeting through Item #14.

***Reports by Legislators***

**Congressman Jerrold Nadler** – Addressed the problems with the economy. Thinks we are on the brink of real catastrophe. Median income has dropped for most of the population, except for the top income earners, just as health care and housing costs have increased. Supported the bailout reluctantly because it might avert the possibility of disaster, and suggested considering a nationalizing of the banks, buying

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back people's mortgage or allow bankruptcy courts the opportunity to amend the mortgages, and suggested a massive stimulus package possibly as large as \$500 billion to build roads bridges, transit and public projects.

## ***Business Session***

### **Transportation Committee**

#### **Andrew Albert and Dan Zweig, Co-Chairpersons**

1. **300 Amsterdam Avenue** (West 74<sup>th</sup> Street.) The resolution to **approve** renewal application DCA# 1218880 to the Department of Consumer Affairs by American Specialty Foods, Inc., d/b/a Josie's, for a two-year consent to operate an enclosed sidewalk café with 11 tables and 27 seats was adopted: 26-2-1-0.

2. **44 West 63<sup>rd</sup> Street** (Columbus Avenue - Broadway.)

The amended resolution to **disapprove** renewal application DCA# 1229629 to the Department of Consumer Affairs by ERS Enterprises, Inc. d/b/a P.J. Clarke's, for a two-year consent to operate an enclosed sidewalk café with 22 tables and 46 seats, unless the odors from the restaurant is resolved, was adopted: 20-13-0-0.

A friendly amendment was accepted to **disapprove** unless the cooking odor condition was corrected.

**Jack Levitt** – Resident of the Harmony Building, spoke in opposition to the sidewalk café because PJ Clarke's restaurant emanates strong cooking fumes and unpleasant odors.

3. **2061 Broadway** (West 71<sup>st</sup> Street.) The resolution to **approve** renewal application DCA# 1223566 to the Department of Consumer Affairs by Café 71, Inc. d/b/a Café 71, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats was adopted: 34-1-0-0.

4. **2290 Broadway** (West 82<sup>nd</sup> – 83<sup>rd</sup> Street.) The resolution to **approve** renewal application DCA# 1119642 to the Department of Consumer Affairs by Westside Deli, LLC d/b/a Artie's Delicatessen, for a two-year consent to operate an enclosed sidewalk café with 26 tables and 54 seats was adopted: 18-14-3-0.

5. **502 Amsterdam Avenue** (West 84<sup>th</sup> Street.) The resolution to **approve** renewal application DCA# 1146560 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 was adopted: 27-7-0-0.

6. **2483 Broadway** (West 92<sup>nd</sup> – 93<sup>rd</sup> Street.) The resolution to **approve** renewal application DCA# 0916146 to the Department of Consumer Affairs by Hussien Environmental, Inc., d/b/a Cleopatra's Needle, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 16 seats was adopted: 25-8-2-0.

7. **221 Columbus Avenue** (West 70<sup>th</sup> Street.) The resolution to **approve** New/Change of Ownership application DCA# 1275517 to the Department of Consumer Affairs by Amber Japanese Restaurant Inc. d/b/a Amber Asian Cuisine, for a two-year consent to operate an enclosed sidewalk café with 11 tables and 22 seats was adopted: 18-14-3-0.

### **Parks & Preservation Committee**

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

8. **67, 69, 71 & 73 West 71 Street** (Columbus Avenue – Central Park West.) The resolution to **approve** the application to the Landmarks Preservation Commission for a rear-yard extension of two buildings and remodeling the front facades of all four buildings was adopted: 33-0-0-0.

9. **428 Columbus Avenue** (West 80<sup>th</sup>-81<sup>st</sup> Streets). The resolution to **approve** the application to the Landmarks Preservation Commission for alteration to and expansion of an existing rooftop addition was adopted: 33-0-0-0.

10. **258, 260 & 262 West 88<sup>th</sup> Street** (West End-Broadway). The resolution to **approve** application # 09-0968 to the Landmarks Preservation Commission for rooftop and rear-yard additions and for renovations to the facade was adopted: 30-2-0-0.

11. **303 West 90<sup>th</sup> Street** (West End Avenue). The resolution to **disapprove** the application to the Landmarks Preservation Commission for rear-yard and rooftop additions was adopted: 32-0-0-0.

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12. **190 Riverside Drive** (West 91<sup>st</sup> Street.) The resolution to **disapprove** the application to the Landmarks Preservation Commission for a rooftop addition was adopted: 34-0-0-0.

**Niva Strom** – Representative of renters and condo owners of 190 RSD, and of neighbors, opposed to the addition.

**Ronald Gold** – Spoke in opposition to the addition.

## Business & Consumer Issues Committee

### Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

13. **1889 Broadway** (West 65<sup>th</sup> Street.)

The amended resolution to **disapprove** the new applications to the NY SLA for on-premises two-year liquor licenses by CGM LLC, d/b/a (To be Determined), Empire Hotel Mezzanine, unless stipulations are added to their method of operation in their SLA application was adopted: 26-3-3-0.

Amendments included:

- There will be no amplified music, on the east rooftop terrace and no amplified music on the west rooftop terrace when the retractable roof is open.
- The eastside unenclosed rooftop terrace will be vacated by patrons no later than 11:30 pm on weekdays (Sundays, Mondays, Tuesdays, Wednesdays and Thursdays) and no later than 12:30am on weekends (Fridays and Saturdays).

A motion to refer the application back to committee was not adopted: 9-17-0.

**Jeffrey Chodorow** – Owner of the 2<sup>nd</sup> floor mezzanine restaurant and operator of the roof deck -

Although the application is for the mezzanine, got the Hotel to agree to restrictions on the roof and help with cooking odors for PJ Clarkes and Rosa Mexicano.

**Michael Ruse** – President of the Harmony Condo Board - In favor of the denying the liquor license, until the noise and odor issues are addressed.

**George Elliot** – urged that there be a compromise with the owner.

14. **474 Columbus Avenue** (West 83<sup>rd</sup> Street.) The resolution to **approve** the new applications to the NY SLA for on-premises two-year liquor license by Cheese Cheese LLC, d/b/a Pinch & S'Mac was adopted: 29-1-0-0.

## Youth, Education & Libraries Committee

Alberto Cruz and Luis O. Reyes, Co-Chairpersons

15. The amended resolution to **approve** School Overcrowding in District 3 was adopted: 22-0-2-0.

A motion to remove the words “out-of-District” from the resolution was adopted: 16-7-4.

**Christine Annechino** – Our student population has increased dramatically. Proposal 1 didn't have any bite, and the Proposal 2 has some bite, but they wanted to keep the Centre School in PS 199. Urged a portion of the Riverside South Project be developed as a school.

**Janet Cohen** – PS 199 parent, opposed to moving the Centre School

**Alan Madison** – opposed to moving the Centre School

Ms. Rosenthal thanked Luis Reyes for his service at 1<sup>st</sup> Vice-Chairperson.

**Present:** Helen Rosenthal, Barbara Adler, Andrew Albert, Linda Alexander, Richard Asche, Lindsey Boylan, Hope Cohen, Page Cowley, Mark Diller, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Rosa Gonzalez, Victor Gonzalez, Phyllis E. Gunther, David Harris, Robert Herrmann, Lawrence Horowitz, Ulma Jones, Bobbie Katzander, Blanche E. Lawton, Johnetta Murray, Klari Neuwelt, Lenore Norman, Michele Parker, Sharon Parker-Frazier, Anne Raphael, Luis O. Reyes, Oscar Ríos, Madge

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# COMMUNITY BOARD 7 Manhattan

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Rosenberg, , Ethel Sheffer, Jeffrey Siegel, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin, George Zeppenfeldt-Cestero and Dan Zweig.

**Absent:** Alberto Cruz, Sonia Garcia, Molly Gordy, Barbara Keleman, Daniel Meltzer, Lillian Moore, Gabrielle Palitz, Melanie Radley, Liz Samurovich, Roberta Semer, Charles Simon and Mel Wymore.

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**Steering Committee Meeting Minutes  
Helen Rosenthal, Chairperson  
October 28, 2008**

Helen Rosenthal called the meeting to order at 6:10 PM.

**1. Discussion of Open Meetings Law with the Manhattan Borough President's office.**

Jimmy Yan, Counsel, MBPO, reviewed the provisions of the Law. He agreed to look into concerns and questions posed by the Committee regarding the opportunity to have ad hoc working/research group and negotiating meetings. He spoke about the requirements that full board and committees must have a quorum in order to take any action and that these meetings must be publically noticed. If a committee does not have a quorum, it may hear an application and bring a report, stating that they did not have a quorum, to the full board. The full board may take action on the application, assuming there is a quorum.

**2. Discussion of Professional Leaves of Absence.**

The Manhattan Borough President's office advised MCB7, at its request, that the policy regarding professional leaves of absence is: *Professional leaves of absence can be granted but require approval by via a full board vote since essentially it's a request for "excused" absences in addition to whatever number of absences is accepted before removal proceedings could/would be instituted for excessive absenteeism.*

Mr. Yan explained that only the borough president or the full board can remove members for cause, which includes excessive absences. In accordance this, the full board must vote on any request, be it for professional, health, family or other reasons, a member might make for a leave of absence.

Following a discussion of respect for a member's privacy, the Committee decided it would discuss the reason for a request and present a resolution or approval or disapproval to the full board.

Ms. Rosenthal outlined requests for professional leaves of absences by Dan Meltzer (until January 2009), Luis Reyes (until January 2009), and Liz Samuorvich (through November 2008). The Committee voted to bring a resolution of approval of these requests to the November 5<sup>th</sup> Full Board meeting: 12-0-0-0.

**3. Equal Employment Opportunity training.**

All board members and staff are required to participate in EEO training on an annual basis. The MBPO has arranged for several training sessions. Mr. Yan will try to arrange for a session for CB7 before the December Full Board meeting.

**4. Attendance.**

Attendance is a major consideration of the Manhattan Borough President when considering board member reappointments. The board chairperson reviews the attendance records with the MBP. 2008 records will be provided for review at the November committee meetings. Ms. Rosenthal asked committee co-chairs to speak to their committee members that have a high number of absences.

**5.** She reviewed CB7's By-Laws, which state: *Recognizing that regular attendance at Board and Committee meetings is essential in order for a Member to fulfill his or her duties and responsibilities, the Board has determined that four unexcused absences within any period of twelve consecutive months from regular meetings of the Board or four unexcused absences with any period of twelve consecutive months*

*from regular meetings of a standing committee to which a Member has been appointed shall constitute cause for removal.*

**5. Review of proposed CB7 priorities for the FY2010 NYC Capital and Expense Budgets.**

Alberto Cruz and David Harris reviewed the committees' budget priorities. The Committee determined a proposed priority order for the committees' #1 capital priorities and for the #1 expense priorities, and then went on to develop a proposed list of the remainder of the priorities. The priorities will be presented for a vote at the November 5<sup>th</sup> Full Board meeting. The priorities will be submitted to the Office of Management and Budget.

**6. Planning for the 2008 report to the Manhattan Borough President.**

Ms. Rosenthal asked the committee co-chairs to discuss their 2008 accomplishments and 2009 goals at their November meetings in preparation for next year's work and the annual report to the MBP.

**Present:** Helen Rosenthal, Barbara Adler, Andrew Albert, Lindsay Boylan, Alberto Cruz, Mark Diller, Miki Fiegel, David Harris, Klari Neuwelt, Madge Rosenberg, Charles Simon, Elizabeth Starkey, Barbara Van Buren.



**Transportation Committee Minutes,  
Andrew Albert and Dan Zweig, Co-Chairpersons  
October 14, 2008**

1. **148 West 90<sup>th</sup> Street** (Amsterdam Avenue.) Request to the Department of Transportation by Stephen Gaynor School for two speed bumps on West 90<sup>th</sup> Street between Amsterdam and Columbus Avenues. Josh Orzeck, DOT, spoke. He informed us CB7 could institute a study on the utility of speed bumps. Suggested our writing a letter.
2. **148 West 90<sup>th</sup> Street** (Amsterdam Avenue.) Request to the Department of Transportation by Stephen Gaynor School for placement of a "School Crossing" sign on the corner of West 90<sup>th</sup> Street and Amsterdam Avenue.

***Enclosed Sidewalk Café Applications:***

Andrew Albert inquired about an unapproved enclosed sidewalk café and Mr. Orzeck said it was a DCA issue.

3. **244-246 Columbus Avenue** (West 71<sup>st</sup>-72<sup>nd</sup> Street.) Renewal application DCA# 1224900 to the Department of Consumer Affairs by Madison on Columbus Corp. d/b/a China Fun, for a two-year consent to operate an enclosed sidewalk café with 6 tables and 11 seats.

Robert Callahan, Michael Kelly, expeditors, and Albert Wu, owner, attended. China Fun was NOT given LPC approval for their sign; application is pending. reported that they were given an approval for the signage, but the real issue during the meeting concerned bicycle racks obstructing pedestrian space. Residential neighbor Jan Levy said that although the bicycles are chained to the side of the building, the Cemusa bus stop detracts from any additional pedestrian space. CB7 member and commercial neighbor Marc Glazer confirmed the bicycles were a nuisance and asked about the number of bicycles used at the restaurant. Mr. Woo said there were 12 bicycles; nine in use. Mr. Glazer enumerated the many problems with the messengers and said they should have signage and tee-shirts identifying where they work. Mr. Wu said they now have new removable railings and the problems have been ameliorated.

**Because the owner has promised to ameliorate the operational problems with the bicycle delivery staff, CB7 moves to approve application.** 8-1-0-0; 1-0-0-0

4. **441 Amsterdam Avenue** (West 81<sup>st</sup> Street.) New/ Change of Ownership application DCA# 1283643 to the Department of Consumer Affairs by JPS Ventures, Inc. d/b/a St. James Gate, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.

Paul Finnegan and Siobhan Hennessey, owners, appeared.

**CB7 resolves to approve the application.** 8-1-0-0; 1-0-0-0

5. **2596 Broadway** (West 98<sup>th</sup> Street.) Renewal application DCA# 0803246 to the Department of Consumer Affairs by Wah Nan Restaurant Corp. d/b/a Hunan Balcony Restaurant, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 20 seats. **NO SHOW**

6. **2672 Broadway** (West 102<sup>nd</sup> Street.) Renewal application DCA# 1063188 to the Department of Consumer Affairs by Plaza Mexico, Inc. d/b/a Mama Mexico, for a two-year consent to operate an enclosed sidewalk café with 14 tables and 40 seats.

David Freier, NY3 Design and Juan Rojas Campos, the owner of Mama Mexico, appeared.

**Committee votes to approve:** 8-1-0-0; 1-0-0-0

## ***Unenclosed Sidewalk Café Applications:***

7. **447 Amsterdam Avenue** (West 81<sup>st</sup> -82<sup>nd</sup> Street.) Renewal application DCA# 0990613 to the Department of Consumer Affairs by New Store Restaurant Corp. d/b/a EJ's Luncheonette, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats.

Matthew Gerakaris, Manager appeared.

**Committee votes to approve:** 8-0-0-0; 1-0-0-0

8. **2418 Broadway** (West 89<sup>th</sup> Street.) Renewal application DCA# 1172236 to the Department of Consumer Affairs by Three Friends, LLC d/b/a Georgia's Cafe, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats.

Robert Callahan and Michael Kelly, expeditors, appeared.

Ulma Jones said there were no barriers, but Mr. Callahan refuted.

**Committee resolves to layover vote until November pre-Full Board, pending receipt of list of locations where notices were posted.**

9-0-0-0

9. **2740 Broadway** (West 105<sup>th</sup> Street.) Renewal application DCA# 1222176 to the Department of Consumer Affairs by Silver Moon Bakery, Inc. d/b/a Silver Moon Bakery, for a two-year consent to operate an unenclosed sidewalk café with 22 tables and 44 seats.

Michael Callahan brought expanded plan, which was approved by the City but not by the community board.

**Because the Committee unanimously disapproved the expansion of this café and the City granted the license over our objections, we are once again reaffirming our opposition to approve the expansion of the unenclosed sidewalk café. The Committee disapproves the renewal application.** 8-0-0-0; 1-0-0-0

10. Initial Report on Committee members' survey of newsstands.  
Newsstand Locations (Tallied October 2008)

## **Broadway:**

- 66th st. NW corner Old
- 67th st. NE corner Old
- 68th st. SE corner New
- 71st st. SW corner New
- 72nd st. SE corner New
- 79th Street, NW Corner (Cemusa)
- 82nd Street NW Corner (Cemusa).
- 86th Street, SE Corner (Cemusa); 83rd Street, NE Corner (Cemusa);
- 86th Street, NW Corner (Old); 83rd Street, NW Corner (Old);
- 90 Street SE corner (Old)
- 91st Street SW corner (Cemusa)
- 93-94 Street-WS-midblock (old).

## **Amsterdam:**

- 79th Street, SW Corner (Cemusa)
- 96th St. E of Amsterdam Ave. (old) (closed)





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**Columbus:**

- 60th st. @ 9th Avenue SE corner New
- 66th st. NE corner New
- 81st Street, NE Corner (Cemusa);
- 86th Street, NE Corner (Cemusa)

**Columbus Circle:**

59th st. NE, Columbus Circle/CPW Very Old

**New business**

Discussion of newspaper boxes as nuisances.

David Zelman complained about the light at 78th & Riverside Drive. He claims that, for the the period prior to the past month, you could exit the HHP, turn south on Riverside Drive, and continue south, with the light at 78th Street allowing traffic to proceed, thus eliminating a tie-up of traffic @ 79th Street. He says in the past month, the light now doesn't allow this.

Blanche Lawton referred to the sight obstructions on West 109<sup>th</sup> & 110<sup>th</sup> Street and Amsterdam Avenue.

Dan Zweig referred to a difficult area to access on 108<sup>th</sup> Street and RSD. Mr. Zelman said the bike lane on West 106<sup>th</sup> Street was a disaster. Mr. Orzeck requested to see all of these complaints or issues in writing.

**Present:** Andrew Albert,

Dan Zweig, Linda Alexander, Marc Glazer, Ulma Jones, Barbara Keleman, Blanche E. Lawton and Anne Raphael. **Absent:** Bobbie Katzander and Oscar Rios.

**Land Use Committee Minutes**  
**Richard Asche & Page Cowley Land Use Co-Chairs**  
October 15, 2008 7:00 PM

**ITEM**

1. **40 West 68<sup>th</sup> Street (Central Park West – Columbus Avenue).** Application to the Board of Standards & Appeals by York Preparatory School for a lot coverage variance to allow expansion of the school.

Postponed until next Land Use Meeting.

2. **721 Amsterdam Avenue, The Axton (West 95<sup>th</sup> -96<sup>th</sup> Streets).** Informational presentation on an application to the Department of City Planning by The Axton LLC for modification of the West Side Urban Renewal Area Large Scale Residential Development Plan to allow a two-story enlargement of the base of an existing residential building for commercial and community facility use.

The developer for the project, Mr. XXX and the attorney representing the project made a brief summary of the exiting conditions and the goals for the project. The architect for the project is Daniel Goldner Architects. This is the same professional and Design team that proposed similar alterations to Leader House, presented to CB7 in December of last year.

The developer is seeking to reconfigure the retail space at the main floor level, which has a level change from 95<sup>th</sup> street to 96<sup>th</sup> street on the Amsterdam side, that necessitates the use of steps to gain access to the residential lobby. The existing roof garden that is accessed from either the tenant lobby at the second level and also from the exterior by way of an outside staircase on 95<sup>th</sup> street is cumbersome. The building is constructed of cast-in-place concrete with a varying sidewalk width along Amsterdam Avenue.

- The proposal seeks the following:
- To create a more visible residential entrance at the center of the building at the pavement.
- To amalgamate and reorganize the corner retail site, currently with a long lease to a bank, and create new retail on the north portion of the site.
- Increase the depth of the retail unit to the full lot depth available by adding approximately 6,450 square feet.
- Replace the existing storefronts with new and more transparent storefronts with a uniform signage treatment and glazing.
- Improve the street level plantings.
- Create a new roof top garden for use by the tenants only at the second level.

The proposal was generally well received. The developer requested initial comments as they would be pleased to hear them and incorporate suggestions where possible. The project has not been certified by the Department of City Planning and no tenant meeting had been arranged as of the date of this informational meeting. The land Use Committee offered the following:



- Concern about the monolithic treatment of the replacement facade and the deep recess that will be created for the residential lobby and access.
- While difficult to reconcile, the level changes at the plaza level and the access to the storefronts was awkward.
- All liked the removal of the planting strip in front of the storefronts to some other type of landscape treatment.
- The materials palette presented was generally a good choice given the material of the tower and the color of the natural concrete used throughout however, there was concern about the scale of the pre-cast panel size at 5'-0" x 1'-0" which is large. It was suggested that this scale be reconsidered.
- The rehabilitation of the community space on 96<sup>th</sup> street was welcome.
- In the formal presentation, it was requested that there be more information about the landscape at the second floor level and roof top treatment of the retail base, any street furniture – bollards, benches etc., Lighting both applied to the building, at the garden deck level and the special lighting proposed for the underside of the storefront.

The Committee looked forward to seeing the project when it is ready for public review and comment.

There being no further business the meeting was adjourned.

Respectively submitted by Page Cowley, co-chair LU Committee

**Present:** Richard Asche, Page Cowley, Hope Cohen, Victor Gonzalez, Roberta Semer and Ethel Sheffer.

**Absent:** Mark Diller, Molly Gordy, Paul Fischer, Lawrence Horowitz, Daniel Meltzer, Lillian Moore, Melanie Radley, Liz Samurovich, Jeffrey Siegel and Tom Vitullo-Martin.

**Parks & Preservation Committee**  
**Klari Neuwelt and Lenore Norman, Co-Chairpersons**  
**October 16, 2008**

**1. Informational presentation by the American Museum of Natural History on a proposed skating rink on the terrace.**

AMNH Director of Government Relations Daniel Slippen says the 12,000-sq. foot surface would be a reusable soft polymer base in place of ice on the Arthur Ross Terrace that separates the Rose Planetarium from the second floor of the museum. Measures have been taken to keep lighting and noise from disturbing neighbors, and museum personnel will be supervising at all times. Rink would operate Nov. 15-Feb. 28, skates provided with admission, and via combo ticket with museum entrance or a separate \$10 fee for adults and \$8 for children with their own skates.

**2. 610 West End Avenue (West 89th – 90th Street.)**

Application to the Landmarks Preservation Commission for ground-floor restoration. Plan calls for restoring the deep entrance to the building by removing the terra cotta pavers to replace with original-style concrete pavers, to replace cloth canopy with a permanent shingled glass canopy on steel poles, restore and expose leaded-glass wooden framed double-hung windows.

At committee's request architect Francoise Bullock added detail to the canopy posts with rivets forming Greek cross. Shingled glass gives the canopy a skirted look. Architect explained that modern lamp would not be visible. Resolution to approve passed 9-0-0-0.

**3. 28 West 76th Street (between Columbus and Central Park West.)**

Application to the Landmarks Preservation Commission for removal of existing rear-yard extension and construction of flat rear façade. Virginia Kindred of Red Top Architects showed plans to remove an L-shaped addition and build straight across the 30-foot yard up four stories of this single-story house. The committee had requested that brick be used instead of stucco and that the long strip of solid glass panes on each floor be replaced with double-hung windows. Kindred said the owner agreed to switch plans from stucco to a light-colored brick, but wanted to keep the original window design. Resolution to approve with language stipulating that permission was granted solely because the addition not visible from street: 8-0-1-0.

**4. 320 Central Park West (West 92nd Street.) The Ardsley.**

Application to the Landmarks Preservation Commission for window replacement. Dorian Yurchuk and Edward K. Eacker of Walter B. Melvin architects presented an amendment to the building master plan that would require all new windows to be uniform design, still casement in the same configuration but without muntins, to dramatically lower the cost. The new window frames would be aluminum, replacing steel. Color would remain sand, to blend with building. Resolution to approve failed 5-4-1-0 because of oppositions to total removal of muntins on an Art Deco building.

**5. 390 West End Avenue, The Aphorp (West 78th-79th Streets.)**

Application to the Landmarks Preservation Commission for the installation of air conditioner cooling towers on the easterly portion of the roof to provide central air for entire building. Howard Zipser of Akerman Senterfit, attorney for applicant; Vito Romano of Lilker Associates, building engineer; and Seamus Henchy, project manager, attended. Building is 100 years old. The system will be nestled between the existing elevator bulkheads to minimize visibility, which begins eight blocks away. Not

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visible from Riverside Park. Acoustic screen wall will minimize sound. Does not touch existing bulkhead. Resolution to approve passed 6-1-1-0, with request to meet with Buildings Dept. ASAP to discuss possible effects of vibrations on apartment ceilings directly below coolers.

**6. 56 West 70th Street (Columbus Avenue – Central Park West.)**

Informational presentation by architect John Ellis about application to the Landmarks Preservation Commission for renovation of ground-floor façade in red sandstone and wrought iron. Owner wants to expand areaway to align with nearest stoop.

**7. 108 West 74th Street (Columbus Avenue.)**

Mr. Ellis' second informational presentation was about building a rear addition to commercial space on ground floor of residential building, width of lot out to five feet from back property line. Applicant will come back with a full application on each of these buildings.

**8. 117 West 81st Street (Columbus-Amsterdam Avenues.)**

Application #09-0104 to the Landmarks Preservation Commission for enlargement of and modifications to the penthouse. Mark Brungo, Rem Garavito Bruhn, Ronnette Riley Architects said that landmarks did not approve the penthouse, so they are just squaring off the existing penthouse. Motion to approve: 7-0-0-0.

**9. 312 West 88th Street (West End Avenue.)**

Application # 09-1612 to the Landmarks Preservation Commission for rear-yard addition. Tom Vail, Vail Associates, proposed renovating the front façade and returning it to its original condition, adding back the original mansard roof. Also, he proposed a rear-yard extension that would be pushed back from 25 feet the back yard to 30 feet, and then adding a brick rear yard extension with metal steps to garden and iron railings along two terraces. Motion to approve: 7-0-0-0.

**Present:** Lenore Norman, Klari Neuwelt, Lindsey Boylan, Mark Diller, Miki Fiegel, Molly Gordy, Phyllis Gunther, Gabby Palitz, Roberta Semer, Jeff Siegel. **Absent:** Page Cowley, Blanche Lawton.

**Business & Consumer Issues Committee Minutes**  
**George Zeppenfeldt-Cestero & Michelle Parker, Co-Chairpersons**  
**October 23, 2008**

1. **127 West 72<sup>nd</sup> Street (Columbus – Amsterdam Avenue).** New application to the NYS Liquor Authority for a two year on-premise liquor license for Kaya NY Corp, d/b/a Penang Restaurant. The applicant was represented by the establishment's manager, Mr. Morgan Humphries, who provided the committee with a list of the stores and apartment buildings where he posted notice of the liquor license request. (There were no members of the community present to challenge the application.) The restaurant can accommodate 75-80 seats of which 8 are bar seats. Mr. Humphries was made aware of regulations regarding the storage of messenger bicycles and the importance to adhering to transportation rules regarding traveling with traffic and not on sidewalks.

**Resolution:** Committee **approved** the application for a new liquor license for Kaya NY Corp, d/b/a Penang Restaurant.

*Committee: 4-0-0-0.*

**Present:** George Zeppenfeldt-Cestero, Michelle Parker, Marc Glazer and Ulma Jones. **Absent:** Lindsey Boylan, Rosa Gonzalez and Anne Raphael.



**Riverside South Task Force Minutes  
Special Community Meeting  
Helen Rosenthal and Ethel Sheffer, Co-Chairpersons  
October 30, 2008  
St. Luke's-Roosevelt Hospital**

The meeting was called to order at 6:40 pm by co-chairs Helen Rosenthal and Ethel Sheffer, who welcomed those present and laid out the agenda. The following topics were discussed at the meeting.

**1. Introduction and Background/History of Riverside South project, including summary of major Restrictive Declaration and Public Approval provisions and parameters.**

- The co-chairs presented a brief summary of the background and history of this project, including an overview of the MCB7's perspective and the issues within its purview.
- RSS sites L, M and N under discussion; will undergo a full ULURP process and review.
- ULURP review required because original Restrictive Declaration called for a television studio complex, and only a modicum of residential use. Documents at that time required a full public review of the TV studio site.
- Materials regarding the project's background available [www.nyc.gov/mcb7](http://www.nyc.gov/mcb7) ; hard copy available at the meeting of the map of the RSS parcels showing completed and pending sites, and a comparison of the approved and requested uses of the site.
- Phased completion laid out in the Restrictive Declaration, including a 21.5 acre park.
- Spring 2008 – MCB7 sent a letter to Mr. Barnett of Extell (available in hard copy at the meeting and on CB7's website), expressing concerns, including greater height, FAR and density than original parameters in the Restrictive Declaration; non-viability of the television studio plan; big-box store such as Costco [Extell has now relinquished that use]; sustainability, open space design and accessibility to the waterfront park, amount of parking, and other matters.
- Extell responded expressing its willingness to discuss most of these concerns, but did not intend to reduce FAR, density, heights while continuing to request greater FAR and parking.
- Public ULURP process to begin shortly with scoping for the Environmental Impact Statement and certification for ULURP thereafter CB7 wanted a public presentation to the community even before ULURP – hence this meeting
- Tentatively, scoping for the EIS slated to begin December 11, 2008.

**2. Informational presentation by the Extell Development Company on the development proposal for southernmost sites, L, M and N.**

Presentation by Gary Barnett, president of Extell Development Company.

- Summary of existing RSS project and Extell's progress toward completion of the Avery and Rushmore buildings, and two other buildings above LMN, which are as-of-right.
- LMN is the remaining 8.2 acres from 59<sup>th</sup> – 61<sup>st</sup> between WEA and the Hudson.
- Opportunity to do something special, dynamic – vision for "Riverside Center."
- Market rate and affordable residential units, amenities (movie theater, etc.)
- Big box store taken out of the mix, and reduced parking by 500 spaces (goal not to incite controversy)
- 8.52 FAR – below that requested by other projects.
- Benefits of great open space, possibility of public school and other amenities.

Presentation by architects:

- Southern gateway to RSS, Riverside Park, etc.
- Park at heart of development.
- Southernmost parcel – “transitional” between midtown and RSS and UWS – unique.
- 5 buildings in plan – summary of buildings, including heights.
- Extension of 60<sup>th</sup> Street to the river.
- Summary of streets and open spaces in plan.

Presentation by landscape architect:

- Goals for open spaces – civic plaza at heart of project with agreement to the grid from the N, E and S
- 3.2 acres of open space exclusive of streets and sidewalks – comparable to Battery Park City
- Efforts to make the project sustainable by using native species for planting; non-heat absorbing paving, “biodiversity” etc.
- Reflecting pool to visually continue 60<sup>th</sup> Street.

### 3. Questions and comments from the audience.

Co-Chairs recognized Adam Wolff and Adam Meagher, Department of City Planning, and John Herrold, Administrator of Riverside Park, and representatives from the offices of the Manhattan Borough President, Assembly Member Linda Rosenthal, and State Senator Tom Duane.

Paul Elston, chair of RSS Planning Corp: Support CB request to CPC to require Extell adhere to Restrictive Declaration; brought suit to require Extell to comply with the sustainable development requirements in the Restrictive Declaration – Extell now agrees to do so.-- Miller Highway – should be relocated, and the Park made whole – request Extell to complete the tunnel shell (est. \$150-250MM) -- est. of 2.2B profit from project.

Jennifer Freeman, CEC3 and its space committee: School in the project – parents counting on new school being included -- concerned with the DoE’s financial resources and ability to build the school -- concerned about timing -- urged Extell to contribute more than just shell, and concerned about timetable re need for school; and completion of school timely is key both to residential.

Batya Lewton, Coalition for a Livable West Side: School concerns – asked for 3 new schools, outdoor play space and football, baseball and basketball; PK-5; 6-8 and HS.

Faith Steinberg: Developers destroying neighborhood and environment – development attracts trucks etc.; hardly any affordable housing. Slowing global warming requires serious action and changes in habits. No variances for garages, rezoning.

Steve Robinson, RSS Planning Corp: Background with the RSSPC and has reviewed plans against Restrictive Declaration –, this project too massive, another great architect but only cosmetic improvements-- Extell’s May 2008 analysis compares only with LMN FEIS, not with overall plan-- Extell adds 31.4% more residential; 26% more parking; cluster of commercial -- Public space inviting only to the residential tenants, not to outside community.

Developer response (Paul Selver, attorney, Kramer Levin) – Process issues: outlined process for requested modification – same process as the original approval. Appropriate to use this process – not

acting unilaterally; approvals should not be frozen and able to adapt to changes over time; process is open and fair.

Evelyn Konrad, Movement for the Livable City: Crushing density; public space would be in shadow all day – concern that scoping session and hearing will take place in room too small.

Ethel Sheffer – will insist that CPC will take place at a place and time that will accommodate large community interest.

DCP Rep – will have a day and a night session for project of this size; will want to use Specter Hall to be consistent

Bob Pirani, Regional Plan Assn: Urged CB7 adhere to Restrictive Declaration for reasons given by Mr. Robinson – concern about precedent when Restrictive Declaration is modified – should guide development going forward-- re plan itself – need for railroad station at 59<sup>th</sup> and WEA; considered by Metro North (and another at 125<sup>th</sup>) – Extell should reserve space for the station and shell similar to that for the Miller Highway-- public space – first rate talent to design; location of open space is not optimum, should not be privately maintained, but rather under jurisdiction of Parks — placing open space along 59<sup>th</sup> to be accessible to rest of city; privately managed spaces often only end up as used by residents.

Developer's response (Donna Gargano, Extell): Two spaces at Freedom Place for light rail.

Pirani: Issue is Metro North, not light rail, and should be done in connection with MTA

Paul Selver: Mapping public open space options, public access easement or actual Parks.

Ken Lowenstein, Co-Land Use Counsel: Asking 700K sq ft increase, not 1M.

Ethel Sheffer: CB7 has corrected website reference to the developer's request

Christine Annechino, PS 199 SLT: desperate need for a school – accepts Ms. Gargano's invitation to work together so a proper school can be built to avoid the problems of overcrowding; also reinforced that children in RSS will use public schools – 100 children at PS 199 (out of 500 or so) currently reside in Trump buildings.

Olive Freud, Coalition for Environmentally Sound Development: Always believed that density was originally too great; should not be enlarged -- no presentation about the Miller Highway; should be addressed not only between West 59<sup>th</sup>-61<sup>st</sup> Streets; original idea was to put the entire span on a viaduct; need to address through 68<sup>th</sup> Street; -- given proximity to waste disposal site and power plant, not attractive; residential development in low lying areas bad idea because of global warming – TV studio was a better idea, or a Tivoli Garden type of use.

Lauren Rosenthal, PTA Pres at PS 9: PS9 overcrowded as well; 97K sq ft – Extell to build outer shell, but DoE to purchase at market rates – impossible for City to fund, and takes DoE 8-9 years to complete – does not meet immediate need for new school-- glass towers devalues whole neighborhood.

Gene Boxer, President of Friends of Riverside Park South and condo owner in RSS: Kept family in NYC; 21.5 acres of Park in RSP South included relocation of highway below ground – highway severely limits the existing park space, and huge slope makes additional area unusable; incorporate park into development by burying highway and allow park to flow directly into development (currently takes him 6 blocks to gain access to park right in front of him); [www.riversideparksouthnyc.org](http://www.riversideparksouthnyc.org).

Madeleine Polayes, Coalition for a Livable West side: Square footage needed for school; running track for kids went by the boards; need for school is real.

Paul Willen, Riverside South Planning Corp.: involved in evolution of RSS throughout – alternative vision for LMN lots – enclosed public space amid tall buildings -- alternative is to reverse the plan and have the public space on the perimeter, and accessible to entire community -- original plan did not fully appreciate the beauty of the existing Con Ed building -- alternative vision map presented – takes full southern block West 59<sup>th</sup>-60<sup>th</sup> Streets, WEA to river as a true public park, with no feeling of encroaching on someone else's backyard; place for all neighborhoods within and outside to meet -- alternative would move tall buildings together into rest of sites for LMN -- total open space 5 acres -- path running through the park designed to cross over the future highway and provide access to the waterfront of the RSS Park, allowing Riverside South Park to be tied to the development.

Micah Lasher, Congressman Jerrold Nadler's office: Rep Nadler has not taken official position, but has concerns -- density – application is a major movement of goalposts in the middle of the game, and while that occurs, this was vigorously debated at the time; even the change of use without density represents huge concession to developer -- new school is imperative to be included; devil in the details – providing the shell doesn't solve the problem, just finger-pointing; need real school not bogus offer -- school is symptom of overdevelopment -- housing – 12% of affordable housing is the same percent in original Restrictive Declaration – on this scale, more must be done.

Jim Dowell, Director, Riverside Park Fund: Conservancy for the new constituency as well as original; principle issues to be considered in planning process -- vision – original vision included burying of Miller Highway; Park org supports because highway impacts the Park; action can be taken now to ensure the burying of the highway is facilitated -- parkland – cannot yet determine if open space is adequate; huge difference between public plazas and park land; model of Riverside Park South should be continued (albeit modified) – continuous parkland should be preserved.

Mary Hughes, PS199 parent: Need zoning requirements should include a request for a school. Original Restrictive Dec school piece did not go far enough. School went from 117% capacity to 140% capacity in one year. 128 kids from Trump development. Should development proceed, developer must provide school for the units to be built; keep school needs at the forefront.

Council Member Gale Brewer: Often developers don't personally show up, so applauds Gary Barnett; application will make a huge difference on community; supports wider community input, and facilities and schedule should accommodate – should push scoping back from December to January.

Paul Elston, redux: Proposal about money -- school is a high priority, but school takes space near ground and permits space above – value of space higher up high -- PLANYC – requires assessment of cogeneration for energy efficiency – development should not go forward without a plan for an “energy district”; co-gen plant adequate for development plus area to replace to Con Ed Stanford White building, which could be adapted for other community uses and be 3x more efficient; -- met with pres of MetroNorth – very interested in a rail station with adequate space on East side of N lot West 59<sup>th</sup>-61<sup>st</sup> Streets on East side.

#### **4. Response and closing thoughts from Gary Barnett:**

Great ideas presented, co-gen especially -- would love to eliminate highway; but does not want to

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sacrifice present for very distant future; incurring great expense to create tunnel -- prevented from improving Park because of hope that highway will be buried -- existing plan would call for two bulky buildings that block off the waterfront, which would impede access and wall off community -- prepared to negotiate on affordable housing -- believes that project improves community -- tough economic times.

**Present:** Helen Rosenthal, Ethel Sheffer, Page Cowley, Mark Diller, Phyllis Gunther, Klari Neuwelt, Lenore Norman, Roberta Semer, Elizabeth Starkey, Barbara Van Buren.

## Housing Committee Meeting Minutes Victor Gonzalez and Charles Simon, Co-Chairpersons October 20, 2008

Laura Jervis, Director of West Side Federation of Senior and Supportive Housing (WSFSSH) gave an overview of the comprehensive report: *Affordable Housing on the Brink: A Risk Assessment of Privately Held, Subsidized Rental Housing in Manhattan Valley, Morningside Heights and the Upper West Side.* (Distributed)

### At Risk:

- Mitchell Lama rentals
- Government assisted buildings (Section 8) contracts expired

### Low risk:

- Housing developed by not-for profits; exception is Stern Residence and Trinity
- Stern Residence: Maggie McCain, tenant, gave an update on negotiations. Tenants voted on a package. Prior to approval lease must be reviewed and signed by tenants. Fifteen tenants are scheduled to move to Kaufman with a three year rent schedule. MS. McCain expressed concern that rent stabilization remain beyond the three year agreement schedule. Charles Simon briefly reviewed agreement and it appeared as though rent stabilization would be in effect after three years, but suggested that the tenants ask their lawyer for explanation. WSFSSH is holding money for Stern's lawyer. Councilmember Viverito submitted money for reimbursement.
- Trinity House: 199 units and Trinity School is in contract to sell. HPD has stalled it for a year. Pembroke is not ready to buy. Tenants did survey which required a financial need of each household but it was not easy. WSFSSH will run numbers for tenants. Alternative: *tenant-in-place-cooperative*- 130 apartments qualify, 60 units reserved for faculty..
- Independence House - Mitchell Lama Rentals – Article 8A Loan. Mitchell Lama will end in 2011 - owned by a family. Originally for seniors.
- Morningside Apts. - 109 Morningside northeast corner of Columbus & Amsterdam., 49 Units. All Section 8 families. Expiring Section 8 10/31/08 . Owned by Mr. Tahl who paid \$6M . WSFSSH offered \$8M last spring – all electeds involved – owner refused. A DHCR program offered \$11M as additional incentive. He waited too long to participate. Program *Mark Up to Market* through HUD was offered to induce to stay in program. HUD will give larger subsidy in exchange for a five year participation in Section 8. Owner agreed has two weeks to apply. Congressman Rangel to write letter for extension of Section 8 for five years. WSFSSH has offered assistance
- CB7 asked to do 2 letters

A letter is to go out to HUD to encourage extension.

Information was distributed on buildings that are going for sale at moderate prices. All are walk ups whose owner is socially conscious. Alert public of acquisition of buildings. There was discussion about Section 8. Community member came before the Committee to discuss her family's housing needs. Information was taken.



## **Budget Priorities**

- NYCHA
  - Full funding for NYCHA - Incorporate July resolution into the resolution
- Department of Buildings
  - Increase funding for inspectors: Keep
- Office of the Mayor
  - Additoinal funds for Mayor's Office of Special Enforcement. Keep
- NYC Police Department
  - Remove salary for police (already received) – keep other language
- Department of Housing Preservation and Development
  - Acquisition of sing room occupancy hotels: Keep
- NYCHA
  - Security Cameras for Wise Towere and Amsterdam Houses: 12 for Wise Towers and 2 for Amsterdam Houses

Charles Simon led discussion about inviting Manhattan community boards to co-sponsor a forum where elected officials would speak about the future of public housing in NYC. Sunday, December 7 was suggested date. Anne Cunningham suggested John Jay as a location. Possible panelist: Sean Moss, Regional Director HUD and Jeremy Travis, John Jay President. November's meeting will be a working group session.

## **New Business:**

Anne Cunningham announced that a housing clinic will restart first Wednesday of the month for six months at Westside SRO Project, Goddard Riverside, 647 Columbus Avenue from 6-8pm.

**Present: Committee:** Victor Gonzalez, Charles Simon, Barbara Van Buren, Sonia Garcia.

**Community:** Laura Jervis WSFSSH; Anne Cunningham, Councilmember Gale Brewer's Office; Maggie McCain, resident.

## **MCB7's Enclosed Sidewalk Café Working Group**

**Andrew Albert, Chairperson**

**October 7, 2008**

### **Summary of DCP/DCA Meeting on Enclosed Sidewalk Cafes**

At the request of MCB7, and with the assistance of Councilmember Gale Brewer, a meeting was held on Tuesday, October 7, 2008, with the Department of City Planning, the Department of Consumer Affairs, the Department of Transportation, and a representative of the Mayor's office. Council Member Brewer, Helen Rosenthal, CB7 Chairperson, and Andrew Albert, Co-Chair, CB7 Transportation Committee, attended. Issues discussed included: a) Usage of enclosed cafes for seating purposes only b) how to remove abandoned/unused cafes c) having the owner of the building post a bond for future cafe removals d) raising fees on enclosed cafes e) the revocable consent issue & the "disconnect" between when the consent runs out, and notification of this to various city agencies/the relevant Councilmember, & the local Community Board f) extension of the Lincoln Square Special District ban on cafes north to 96th Street.

Andy Eiler, Director of Legislation for DCA, and Fran Freedman, Associate Commissioner of DCA, did most of the speaking for the City. On the issue of usage, DCA agreed - cafes **MUST** be used for seating. It is what the law states, and there's no question about it. On removals of abandoned/disused cafes - they will look into the bond issue, stating it wouldn't be that hard to get that done. That, of course, was not a commitment to actually **GET** it done - but it will be examined. This brought up the issue of the revocable consent, and who should/is getting notified when these consents run out. They admitted there was a "disconnect", and that the relevant city agencies, such as DOB and DOT have not been notified, much less the local councilmember or community board. This they promised to address. Whether that will translate into the actual **REMOVAL** of any cafes remains to be seen. On the issue of raising fees, this was a non-starter. They quickly shot this idea down, stating that in this era of economic difficulties, they were not going to do **ANYTHING** seen as onerous to small businesses. Likewise on the idea of extending the Lincoln Sq Special District ban on enclosed cafes.

This was, however, an excellent beginning of dialogue with these agencies on a matter that is not just of import to MCB7, but to many other areas of the City as well. We expect to include the Department of Buildings at the next meeting, as that is an important agency in this discussion. One final note: we brought up the issue of non-restaurants trying to keep enclosed cafes by placing a "concession" in them, which would serve coffee or light snacks. This raised a red flag of sorts, and they were not happy that this could happen. They promised to examine these very carefully.

**Issues raised at this meeting will be presented and resolutions will be adopted at the November 11<sup>th</sup> Transportation Committee meeting.**

## MCB7 DISTRICT SERVICE CABINET MINUTES

Penny Ryan, District Manager

October 22, 2008

9:30-11:00 AM

### 1. Agency Follow-Up

#### NYPD

- 20<sup>th</sup> Pct. Enforcement of traffic regulations for coach buses and double-decker buses at CPW & 72<sup>nd</sup> Street. Bus companies were contacted and summonses were issued as appropriate. A safety officer is assigned to this location every Saturday & Sunday. Buses can cover top of double decker buses to reduce noise.
- 24<sup>th</sup> Pct. Enforcement of traffic regulations for tour buses on 106<sup>th</sup> Street, CPW to Amsterdam Avenue. Community Affairs working with bus companies. Double-decker buses have routes approved by the City. 24<sup>th</sup> Pct will determine where the routes were approved in their precinct.
- 24<sup>th</sup> Pct. Food vendor on W. 86<sup>th</sup> Street, in front of Gristedes. Ongoing; was issued prior violations, will be inspected today and summonsed if appropriate.
- Street vendors at Two Columbus Circle, West 59<sup>th</sup> Street; West 70<sup>th</sup>, Amsterdam-WEA; and Broadway, 72<sup>nd</sup>-73<sup>rd</sup> Streets. Issued summonses.
- Drug dealing – Manhattan to Amsterdam Avenues, West 107<sup>th</sup>-109<sup>th</sup> Streets – New York County DA's office, 24 Precinct, West Side Crime Prevention Program. Under narcotics surveillance.
- Updates on homicides in the 20 and 24 Precincts on September 21. Cameras for Amsterdam and Wise Houses. Douglass: Homicide resulted when two individuals from outside the district attempted to rob a drug dealer. Under investigation. Amsterdam: has seen a spike in violence, all drug related. One individual shot on Labor Day weekend.
- Amsterdam and West 109<sup>th</sup> Street: Bar noise; van playing music late at night; opening of new bar. The Columbus-Amsterdam BID has scheduled a bar owners meeting with the 24<sup>th</sup> Pct and DA's office.
- Homeless locations in parks. There has been an increase of encampments and debris in Riverside Park South, some in the phase 4 section.

#### Agency Reports:

**DOT:** As a result of the Mayor's Office mandate to reduce parking perks for City employees, DOT has decreased the number of parking permits issued to DOE; LaGuardia HS, PS145 and PS95 have been affected. DOE is handling allocation of parking permits for each school.

*DOT will get the list of schools affected in the district.*

#### BP Office/CB7

Report on Verdi Square walk-through with Borough President Scott Stringer, Council Member Gale Brewer, CB7 District Manager Penny Ryan, Parks and DSNY. Main issues are to abate the rat infestation and reduce litter caused by free newspapers being blown about.

- DSNY will coordinate garbage pick-up times with Parks to help decrease the amount of time garbage is left on sidewalks for pick-up, therefore reducing the time rats have to feed on the garbage.
- Current garbage bins will be replaced by ones that have smooth sides, preventing rats from climbing on the bins.
- Recycle bins should have hood-tops to prevent papers from blowing away.
- DSNY is waiting for DPR letter to allow enforcement at Verdi Square.

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## **NYPD 20<sup>th</sup> Pct**

- Overall crime is down 10% YTD; Up in Grand Larceny of autos 45% this year, but down for 2 year period.
- There is an increase in burglaries. One burglar has been eluding police; he targets commercial establishments on Broadway and can get in and out of a store in about one minute, wears masks and gloves.

## **NYPD 24<sup>th</sup> Pct.**

- Report of gang activity is erroneous. There are no real gang issues in the district; usually it is a group of kids acting disorderly.
- NYPD is vigilant of gang activities throughout the City.
- NYPD Gang Unit gives presentations targeted to teachers and parents which inform them on how to recognize gang related behavior in teens.

**DA's Office:** Will follow up on the Yale.

## **PSA6**

- 24<sup>th</sup> Pct. is down in robberies and felony assaults, leveling out in Grand Larceny. Arrests up.
- There were arrests in 2 homicides.
- Narcotics arrests up in Douglass Houses by 31 from previous month.

**FDNY** Firehouse on 83<sup>rd</sup> Street – needs renovation.

**DOHMH** - Rats catchment areas follow up. Walk-throughs to be scheduled. DOHMH to give hot spot location on maps. DOHMH Education Coordinator will meet with CB7 & Council Member Gale Brewer's office.

## **DCA**

- ATMs on sidewalks regulation: DOT is responsible for enforcing regulations regarding the placement of ATMs on sidewalks that impede pedestrian traffic.
- Reports on sidewalk café and newsstand enforcement and violations: Will be discussed at Borough Service Cabinet.
- Enclosed café at Lansky's, 235 Columbus Avenue, operating without permits: DCA will inspect.
- Newsstands and NYT boxes on 86<sup>th</sup> and Broadway: Will be discussed at Borough Service Cabinet.

## **DEP/DOT**

- Noise regulations for jackhammers and utilities, esp. ConEd; weekend permits for ConEd. DEP is working with utilities on noise mitigation but safety issues must be considered before implementing existing regulations.
- Clarification of night work to clean sewers – 70<sup>th</sup> Street. Will update for next meeting. Residential areas should not be issued night permits.

## **DSNY**

Canine signs: Decals can be placed on existing faded/defaced signs but no new signs are being installed.

**CAU** – Coordination of DEP/ConEd/DOT of West End Avenue/60<sup>th</sup> Street sink holes. Will update at next meeting.

## Parks

Tila Duhaime and Peter Goldwasser, Transportation Alternatives – [Recommendations for cyclists in Riverside Park](#)

## District Watch Construction Updates:

- **DOB** - Audit report on 230 West 78<sup>th</sup> Street (Broadway.) Ongoing.
- **DOB** - 508-510 WEA, 732-734 WEA – Demolition plans. Plan conflicts. **No movement as of October 2008 DSC.**

## Construction Projects:

Address	Stories	Status
<b>208 West 96<sup>th</sup> Street (Broadway-Amst)</b>	<b>10</b>	<b>Demolition 24<sup>th</sup> Pct &amp; DOT to inspect</b>
100 Riverside Blvd (65 <sup>th</sup> Street)	32	Finishing
80 Riverside Blvd (64 <sup>th</sup> Street)		Finishing
239 West 60 <sup>th</sup> Street (WEA-Amst)	29	Superstructure
150 Amsterdam Ave (65 <sup>th</sup> Street)	41	Superstructure
200 West End Avenue (70 <sup>th</sup> Street)	21	Finishing
200 West 72 <sup>nd</sup> Street (Bway)	19	Foundation
205 West 76 <sup>th</sup> Street (Amst-Bway)	21 and 18	Superstructure
230 West 78 <sup>th</sup> Street (Broadway)	20	Superstructure
535 West End Avenue (86 <sup>th</sup> Street)	21	Superstructure
775 Columbus	13	Superstructure
795 Columbus	15	Excavation/Foundation
805 Columbus	14	Superstructure
<b>808 Columbus</b>	<b>29</b>	<b>Finishing Tower coming down</b>
801 Amsterdam	15	Superstructure
96 <sup>th</sup> Street IRT Station		
Lincoln Center Redevelopment Project		
180 Amsterdam Avenue (68 <sup>th</sup> Street)	8	Foundation
Lincoln Square Synagogue		

**MTA Flood mitigation at 79<sup>th</sup>, 86<sup>th</sup>, and 91<sup>st</sup> Street Bway Malls will have construction on Broadway.**

## In the Pipeline:

214 West 76<sup>th</sup>/2148 Broadway (SEC) - 21-story condo and garage  
 210 West 77<sup>th</sup> Street (Hertz garage) - Jewish Board of Guardians' Corporate Headquarters  
 150 West 83<sup>rd</sup> Street (Columbus-Amst – garage) - Redeemer Presbyterian Church Community Center  
 120 West 100<sup>th</sup> Street (Columbus-Amst) Department of Health - Gut rehab and addition of one story  
 Amsterdam and 100<sup>th</sup> Street – St. Michael's Church residential building

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# COMMUNITY BOARD 7 Manhattan

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120 West 106<sup>th</sup> Street (Columbus-Amst) Jewish Home Lifecare – New facility and residential tower  
Riverside South: 59<sup>th</sup>-64<sup>th</sup> Streets  
Fordham University (WEA/60<sup>th</sup>-62<sup>nd</sup> Streets) - Residential tower and dorm  
West-Park Presbyterian Church (86<sup>th</sup> Street and Amst) – Residential tower

Next meeting will be Wednesday, December 10, 2008, 9:30 AM at CB7 offices.

**Present:** Penny Ryan, District Manager, John Martinez, Asst. District Manager; Capt. Cokkinos, PSA6; Roger Montesano, FDNY; Lt. Douglas Cooper, PO Gonzalez, Pamela White, 24<sup>th</sup> Pct; Leah Donaldson, DOB; Joselinne Minaya, DA's Office; David Lipsky, Maria Collado, DEP; Evelyn Nieves, DoITT 311; Solly Corrado, DCA; Josh Orzeck, DOT; Moriah Eden, NYPL; Carlos Infante, HRA; John McComick, CCHR; Melvin Alston, ACS; Stephanie Kinlock, ConEd; Tony Brogdon, HPD; Marjorie Cohen, WCPP; Barbara Adler, Columbus Avenue BID; Jill Greenbaum, SUN; Sari Bernstein, MBPO; Jesse Bodine, CM Gale Brewer's office; Jared Chausow, Sen. Duane's Office; Peter Goldwasser, TA.

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