

Full Board, Committee, and District Service Cabinet Minutes

COMMUNITY BOARD 7/MANHATTAN

Full Board Meeting Minutes

Helen Rosenthal, Chairperson

St. Luke's-Roosevelt Hospital Center

April 7, 2009

Helen Rosenthal called the meeting to order at 6:45 pm.

Minutes from previous full board meeting were approved: 19-0-8.

Chairperson's Report: Helen Rosenthal

- Thanks for the service and presence of outgoing Board member Jaye Murray.
- Welcome to new members Jay Adolf, Louis Cholden-Brown, Ken Coughlin, Judith Matos, Cara Volpe, John Mark Warren.
- Riverside South Working Group will meet on April 15 at 7:30 re next steps; everyone welcome.
- Green Hint of Month: NYS Legislature approved a new bottle bill extending deposit to water & juice bottles; 80% of unclaimed deposits to Dep't of Environmental Conservation. NYPIRG led lobbying charge.
- Congratulations to Housing Committee co-chairs Charles Simon and Victor Gonzalez re great NYCHA forum.

District Manager's Report: Penny Ryan

- Park West Village construction is NOT being halted; Tischman not leaving the project. Will continue to be a union job. Contractors using own funds (construction lending drying up); not abandoning site.
- Construction in District slowing; of 25 active sites, only 76th & Broadway is entering construction.
- 311 complaints can be filed online starting next month.
- Forum with Department of Homeless Services' Commissioner Hess on 3/17 addressed changes management of faith-based homeless shelters. CB7 will be following and assisting where possible.

Public Session

Bruce Nathanson (JHH) and Maggie McLain (Stern Building):

- Pleased to report that negotiations have been completed; lease signed for apartments in the Stern building.

• Thanks to CB7, Assembly Member Danny O'Donnell, Council Member Melissa Mark-Viverito, Borough President Stringer for help along the way.

Vivian Riffelmacher - Dexter House (345 West 86th Street):

- HRA began moving homeless clients into building recently without providing services to meet their needs.

• Many HRA clients have been disruptive and confrontational.

• Many long-time residents are elderly/infirm; controversy inconsistent with their needs.

Kelly Hallisey - Dexter House:

- Example of elderly resident harassed by HRA clients after complaining about loud arguments.

• Seen as intentional tactic by building management against rent-stabilized tenants.

Sheilein McGraw - Dexter House:

- Building no longer safe for tenants (including some HRA clients).

• Example of alleged burglary by next-door neighbor; management not empathetic; burglar moved out and replaced by a couple in a tiny 6x10 room

Sheila McCauley - Dexter House:

- Sleeps with the armoire by the door.
- No accountability by HRA, and callous indifference from landlord re influx of residents with unmet needs.
- HRA clients in wheelchairs can't use bathrooms because chair won't fit.
- Speculating that drug deals between residents are being made on premises.

Tatiana Timanovskaia - Dexter House:

- Situation untenable.
- Dexter House residents and Barbara Van Buren (HHS Committee co-chair) adjourned to hall to discuss.

Stephanie Pinder – Lincoln Square Neighborhood Center (Naturally Occurring Retirement Community):

- Fatal accidents plaguing seniors, including Ms. Nieves, who was killed crossing Amsterdam by a car seeking parking space, and Ms. Santiago, who was killed on 65th Street by a car taking a turn too fast.

- Older adults list traffic as their foremost concern.
- Need clearer sight lines; longer crossing intervals – working with Linda Rosenthal.
- Removing 1-2 parking spaces near intersections would allow drivers to see pedestrians better.

Matter to be taken up at the Transportation Committee on 4/14, Dep't of Transportation Borough Commissioner will attend. LPIs should be part of the solutions studied.

Kim Wiley-Schwartz:

- Livable Streets - street safety education for children (examples of children being hit by cars).
- Supports NYC Streets Renaissance - curb extensions, other remedies.

Peter Arndtsen - Columbus-Amsterdam BID:

- Examples of pedestrian vs. traffic accidents, including teen crossing against light at Amsterdam and 106th who was hit by speeding car that couldn't stop at the light; Taxi careened into pizza shop, injuring 4 including a child and seniors.
- Particularly problematic north of 96th given its concentration of elderly and young.

Michele D'Amato - Senior Action in Gay Environment (SAGE):

- Provides services to homebound LGBT Seniors.
- Wonderful group of trained, screened volunteers; many services.

Margaret Willis - Site Manager for St Agnes Branch, NYPL:

- Renovation on schedule for completion of physical work by the end of May.
- On track to reopen to the public in the late Fall of 2009.

Lynn Opinante - Riverside Branch NYPL:

- Thankful for great support received from CB7 and community.
- Facing \$23.2M budget cut, which will have a devastating impact on staff and services, including 6th day.
- Circulation and library usage has increased tremendously in the economic decline, especially by job-seekers.

Don Baldini – Chief Librarian for Circulating Collection, Library for the Performing Arts:

- Thanks for continuing support.

Brenda Luke – Stakeholder Liaison, IRS:

- American Recovery & Investment Act of 2008 creates opportunities for financing schools, other projects.
- Tax efficient transit subsidy from employers.
- COBRA – encourages families to keep health coverage.
- Incentive to purchase a home in 2009: this year, need not pay back current \$8K credit.

Marie Sturm – IRS:

- Trains CBOs to prepare tax returns for the community.

- Educate taxpayers re EITC (Earned Income Tax Credit), health care, food stamps, savings options. Jennifer Zinn (Global Learning Collaborative), Alexandra Rathman-Noonan (High School for Green Careers) and Casey Jones (Innovation HS):
- Three schools to open in the Brandeis High School Complex with new principals.
- Serving differing student populations, including those returning to formal schooling.
- Meeting with current SLT and excited to be part of this neighborhood.

Manhattan Borough President's Report: Jessica Silver

- New member orientation and training will get underway soon; current members welcome as well.

Reports by Legislators

Gale Brewer - City Council Member, 6th District:

- Budget: expense requests in; capital request due 4/24.
- Meeting with Amsterdam Houses residents to plan summer activities for kids, funding for teen center.
- Pursuing remediation on rats, illegal signs on lampposts, graffiti.
- Town Hall on UWS issues May 7 at Lynch Theater/John Jay College; House Member Nadler, Council Speaker Quinn, Borough President Stringer and Council Member Brewer will attend.
- Make Music NY in Brandeis Garden June 21.

Reports by Legislative Representatives

Gillian Youngblood - Representative Jerrold Nadler's office:

- Columbus Circle Post Office to be closed – looking for an alternate location [NB: decision now reversed].
- Seeking funds for local cultural institutions from stimulus money.

Calvin Solomon, New York County DA's office:

- Car arsonist plaguing West Side has been arrested; deemed unfit to stand trial, but is off streets.

Greg Monte, Assembly Member Linda Rosenthal's office:

- Town Hall on mayoral control of public schools April 30 at Rodeph Shalom (CB7 co-sponsoring).
- Asked Department of Buildings to lengthen response timetables to 45 days.

Michael Kaplan - Assembly Member Richard Gottfried's office:

- Budget passed; avoided some cuts by using federal stimulus money and new progressive tax structure.
- MTA relief essential - supports the toll plan.

Jarred Chausow - State Senator Tom Duane's office:

- Court victory: units under J-51 abatement must be stabilized; 85K units to be re-stabilized (appeal pending).

Kihani Brea – Council Member Inez Dickens' office:

- New liaison to CB7 (welcome).

Tommy Lin - Public Advocate Betsy Gotbaum's office:

- New guide available to public benefits for immigrants in six languages.
- Co-sponsored new bill to make stimulus spending more transparent – featured on website "Sunshine NYC."

Shane Seger - Assembly Member Daniel O'Donnell's office:

- Toy testing event April 21st at District Office, 245 West 104th Street.
- Financial education & today's economy event with State Comptroller DiNapoli May 7 at Goddard Riverside.
- Quality of life forum: May 6th at Jewish Home Lifecare, 120 West 106th.
- Monthly tenant clinic with volunteer attorneys at District Office: April 30th, May 28th, June 25th.

Jihoon Kim – State Senator Eric Schneiderman's office:

- Sponsored reform of Rockefeller drug laws.
- Supports fair share tax plan.
- Co-sponsoring Town Hall on Federal Stimulus funding.

Andrew Albert: Legislators must enact plan to offset catastrophic MTA service cuts.

Business Session

Parks & Preservation Committee

Klari Neuwelt and Lenore Norman, Co-Chairpersons

1. **ConEdison Steam Plant** (West End Avenue and 59th Street.) Resolution to approve the request to the Landmarks Preservation Commission for designation of the plant as an individual landmark was adopted. VOTE: 33-0-2-0.

- Huge blond brick building built as powerplant for the IRT; now a steam plant.
- Both architecturally and historically significant. Architects: McKim Mead & White
- Committee urged LPC to prevent demolition of smokestack; LPC did nothing, smokestack being demolished.

2. **12-14 West 68th Street** (Central Park West.) After discussion, the resolution to approve application to the Landmarks Preservation Commission for legalization of an additional floor on 12 West 68th Street and an areaway fence in front of 14 West 68th Street was not adopted. VOTE: 15-17-2-1

NEW resolution 2A: Resolution to disapprove the legalization of the addition to 12 West 68th Street was adopted. VOTE: 19-15-2-1

NEW resolution 2B: Resolution to approve the fence installed at 14 West 68th Street was adopted. VOTE: 22-7-3-1.

- Addition built onto the non-distinguished building on lot; very visible from the street.
- Fencing installed post creation of landmark district to match pre-landmark fence.
- Committee revisited after receiving information re applicant's good faith - no change in resolution.
- Architect and expediter dropped the ball; Dep't of Buildings records failed to note need for LPC approval.
- Committee approval based on good faith errors, minimal appropriateness of the addition (fence appropriate).
- Wider spectrum of appropriateness for buildings that lack distinction.
- Applicant should have known steps for landmark district approval (lived at address over 40 years).
- Approval after the fact sends the message that landmark issues not taken seriously; deterrent needed.
- Legalization approval should be held to a higher standard.

3. **154 West 70th Street (Broadway.)** After discussion, the resolution to approve application to the Landmarks Preservation Commission for restorative work to the storefront facades and mechanical additions to the rooftop was adopted. VOTE: 35-0-1-0.

- Upgrading in the spirit of restoration, but not technically restoration with original design/materials.

4. **118 West 87th Street (Columbus Avenue.)** After discussion, the resolution to approve application to the Landmarks Preservation Commission for the addition of two security cameras and one motion activated light on the front facade of the building, which is being renovated within LPC guidelines was adopted. VOTE: 34-1-1-0.

- Security cameras and light were installed in an emergency - vagrants were using landing as public restroom.

- Cameras and light appropriate: unobtrusive devices that emulate details often found on historic buildings.

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

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

5. After discussion, the resolution to approve Department of City Planning's proposed text amendment to the Inclusionary Housing provisions of the Zoning Resolution was adopted.

VOTE: 35-0-0-0.

Adam Meagher - Dep't of City Planning (Elodie Baquerot also presented at Committee):

- Addresses DCP and HPD voluntary program to provide an FAR bonus for building affordable housing.
- Eliminates disparities between 1987 and 2005 versions of the program.
- Levels playing field - uniform bonuses for various situations.
- Extends bonus eligibility to both rental and co-op units; caps appreciation to ensure continued affordability.
- Proposal would not change other zoning requirements, or definition of affordability.
- For the first time, proposal allows public subsidy funds to be used to create affordable housing.
- HPD routinely monitors compliance with required elements of program.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

6. **801 Amsterdam Avenue** (West 100th Street.) After discussion, the resolution to approve petition to the Department of Transportation by 801 Amsterdam, LLC, for a new revocable consent to maintain and use an existing sidewalk vault that will provide office space for the Ryan Health Center was adopted. VOTE: 35-0-1-1.

- Ryan Health center will take up space; and Associated Supermarket will occupy - good result.

7. **2672 Broadway** (West 102nd Street.) After discussion, the resolution to approve renewal application DCA# 0984023 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 5 tables and 16 seats was adopted. VOTE: 27-6-3-0.

- Policy considerations weigh against enclosed sidewalk cafes, including that city revenue realized does not justify the permanent intrusion; the goals of enlivening the street not met in the same way with enclosed.
- Given tough economic times, it is important to support viability of small businesses.
- Applicant is a responsible member of the community.
- Policy should supersede character of the applicant.

8. **2020 Broadway** (West 69th Street.) After discussion, the resolution to approve new application DCA# 1308014 to the Department of Consumer Affairs by Tapas Food and Wine, Inc., d/b/a BarCibo Enoteca, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 22 seats was adopted. VOTE: 35-1-0-0

9. **953 Columbus Avenue** (West 107th Street.) After discussion, the resolution to approve new application DCA# 1309297 to the Department of Consumer Affairs by Dogus Corp., d/b/a Pan & Plus, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats was adopted. VOTE: 35-0-1-0.

10. **425 Amsterdam Avenue** (West 80th – West 81st Street.) After discussion, the resolution to approve renewal application DCA# 1218074 to the Department of Consumer Affairs by 425 Amsterdam Café, Inc., d/b/a McAleer's Pub, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats was adopted. VOTE: 34-1-1-0.

11. **429 Amsterdam Avenue** (West 80th – West 81st Street.) After discussion, the resolution to approve renewal application DCA# 0955642 to the Department of Consumer Affairs by Amorluz Corp., d/b/a Luzia's Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats. was adopted. VOTE: 34-1-1-0.

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

12. **340 Amsterdam Avenue** (West 76th Street.) Resolution to approve Amsterdam Ale House LLC, d/b/a Amsterdam Ale House SLA application was adopted. VOTE: 33-0-0-0.

13. **452 Amsterdam Avenue** (West 82nd Street.) Resolution to approve Vanida Restaurant Inc, d/b/a Recipe application to the SLA was adopted. VOTE: 33-0-0-0

14. **2728 Broadway** (West 105th Street.) Resolution to approve 2728 Pizza LLC, d/b/a To be determined, to the SLA was adopted. VOTE:33-0-0-0

Green Committee

Elizabeth Starkey and Mel Wymore, Co-Chairpersons

15. After discussion, the resolution to express support for NYC Council Member David Yassky's Intro. 599, the Bioheat Act. After discussion, the resolution to express support for Intro 599 was not adopted. VOTE: 6-16-6-0.

- Legislation would increase required bio-fuel component of heating oil in NYC from 2% to 20% over 5 years.
- Higher cost of fuel would be offset by NYS tax credit (buildings with operating losses could not use credit).
- Should not prescribe solution (e.g. biofuel component), but rather result sought (e.g. reduced emissions).
- Concern that biodiesel consumes more energy to create than it saves; also could raise price of food.
- Attempts to regulate emissions have been ineffective; tax incentives produce uneven results.

16. Resolution to express support for NYC Council Intro 871, to amend the NYC administrative code to require owners to permit bicycle access to existing commercial buildings was withdrawn. Text of Intro 871 will be posted on the CB7 website.

17. After discussion, the resolution to express support for NYC Council Intro 930, the Sustainable Roof Act, which would extend J-51 tax benefits to property owners and developers who installed sustainable roofs on their buildings was withdrawn.

18. After discussion, the resolution to express support for the initiative to Ban Natural Gas Drilling in NYC's upstate watershed and elsewhere in New York State as amended was adopted. VOTE: 26-0-2-0.

- Natural gas trapped in rock, extracted by pumping water with chemicals to break up rocks; produces large pools of contaminated water, and decimates landscape.
- Cure if groundwater is contaminated is difficult and would cost billions of dollars.
- Even if risk of contamination is modest, near-permanent loss of water source is too great.
- Friendly amendment: rephrase sentence to read "The process produces contaminated water which presents an unacceptable risk of contamination of the aquifers and of damage to the NYC water supply."

Youth, Education & Libraries Committee

Alberto Cruz and Mark Diller, Co-Chairpersons

19. Resolution to express support for the Community Education Council Lawsuit regarding procedures for closing of zoned school was withdrawn.

Department of Education reversed its decision to close the affected school.

Steering Committee

Helen Rosenthal, Chairperson

20. Resolution to approve proposed amendments to CB7 Bylaws: Article IV and Article VI was adopted. VOTE: 30-0-0-0.

Present: Helen Rosenthal, Barbara Adler, Jay Adolf, Andrew Albert, Richard Asche, Lindsey Boylan, Louis Cholden-Brown, Hope Cohen, Kenneth Coughlin, Page Cowley, Mark Diller, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Molly Gordy, Robert Herrmann, Lawrence Horowitz, Ulma Jones, Bobbie Katzander, Blanche E. Lawton, Judith Matos, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Sharon Parker-Frazier, Anne Raphael, Oscar Ríos, Madge Rosenberg, Liz Samurovich, Roberta Semer, Ethel Sheffer, Charles Simon, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin, Cara Volpe, John Warren and Dan Zweig. On-Leave: Daniel Meltzer, George Zeppenfeldt-Cestero. Absent: Linda Alexander, Alberto Cruz, Rosa Gonzalez, Victor Gonzalez, Phyllis E. Gunther, Barbara Keleman, Lenore Norman, and Mel Wymore.

Parks & Preservation Committee

Lenore Norman and Klari Nuewelt, Co-Chairs

Date: April 13, 2009

1. Re: Proposal by Broadway Malls Association for exhibit of sculptures by Carol Eisner.

Parks & Preservation Committee Vote: 8 In Favor 0 Against 0 Abstentions 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

Community Board 7/Manhattan welcomes temporary public art exhibits within its District, so long as the works do not present any issue of public safety.

The proposed exhibit of sculptures by Carol Eisner on the Broadway Malls, including several sculptures that would be placed at locations within Community Board 7/Manhattan's District, is scheduled for September 7 through November 30, 2009.

The Parks and Preservation Committee of Community Board 7/Manhattan approves the installation of the sculptures by Carol Eisner on the Broadway Malls on the dates requested.

Committee Members: 8-0-0-0

Date: April 13, 2009

2. Re: **105 West 77th Street**. (Columbus Avenue). Application #09-5281 to the Landmarks Preservation Commission to legalize the installation of storefront infill without LPC permits.

Parks & Preservation Committee Vote: 8 In Favor 0 Against 0 Abstentions 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

The Parks and Preservation Committee of Community Board 7/Manhattan, believes that the proposed ameliorations to the current existing condition – consisting of removing the roll-down gate, removing paint from the brownstone flanking the entrance, lowering and changing the design of the awning and facing the stairs with synthetic brownstone will all result in conditions that are reasonably appropriate to the historic character of the building and of the Historic District.

The Parks and Preservation Committee of Community Board 7/Manhattan approves the proposed design elements described above for the storefront at 105 West 77th Street.

Non-Committee Board Members: 1-0-0-0

*Subject to vote of the Full Board on May 5, 2009.

Date: April 13, 2009

3. Re: **15 West 68th Street** (Central Park West). Application #09-3804 to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Parks & Preservation and Land Use Committees Vote: 7 In Favor 0 Against 3 Abstentions 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

The Parks and Preservation Committee of Community Board 7/Manhattan heard this application at three separate regularly scheduled monthly meetings. During the course of that time, the applicant returned with additional information and more detailed plans at the request of the Committee.

The building is larger and grander than a typical Upper West Side townhouse, employing substantial use of marble, decorative iron work and other vulnerable materials on its façade.

The front façade is virtually intact, though many of its elements are in need of restoration. Complete restoration, as essentially proposed by the applicant, would be very expensive and involve many specialized skills. The Committee believes the restoration plan proposed by the applicant exceeds the normal obligation of an owner in the Historic District.

The Committee believes that the proposed handicapped-accessible door opening at the eastern bay of the building (to be converted from a ground level window opening) is (subject to the applicant's agreement described below as to the exterior-mounted push-pad and door handle) reasonably appropriate to the historic character of the building and of the Historic District.

The Committee believes that the maintenance provisions of the proposed Restrictive Declaration are reasonable under the circumstances.

The Committee believes that, on balance, although this is not a typical application for use of the Section 74-711 device, Section 74-711 is appropriately applied to this situation.

Representatives of the applicant, on behalf of the applicant, committed to the Committee at its April 13, 2009 meeting to make the following changes in the proposed design and the proposed Restrictive Declaration respectively presented to the Committee at that meeting:

(1) The exterior surface-mounted pad necessary for automatic operation of the outward-opening accessible door proposed for the eastern bay of the building will be mounted in a bronze frame and have a bronze push-pad (to the extent permitted by law), and the handle for the door will be bronze. (None of these elements is depicted on the drawings shown to the Committee.)

(2) The applicant will use its best efforts to effect a change in the language in the Restrictive Declaration with regard to "force majeure" to make it consistently clear that "force majeure" does include any condition or situation that is in part or whole the fault of or under the control of the Declarant.

(3) The applicant will use its best efforts to effect a change in the language in Article IV, 2 ("Notices") of the Restrictive Declaration to add in substance the following language: "Copies of all notices, demands, requests, consents, waivers, approvals and communications given in connection with this Declaration shall be provided by the same means of transmission to Community Board 7/Manhattan, 250 West 87th Street, New York, NY 10024 (fax: 212 595-9317, mail@cb7.org) (or its then-official address, fax number and/or e-mail address).

(4) The applicant will use its best efforts to effect a change in the language in Article II (e) of the Restrictive Declaration to eliminate Section 2(e)(i) in its entirety as not relevant to the proposed Special Permit use and to eliminate the reference to "tenant work" in Section 2(e)(ii) as also not relevant to the proposed Special Permit use.

The Parks and Preservation Committee of Community Board 7/Manhattan approves the request that

the Landmarks Preservation Commission issue a report to the City Planning Commission under Section 74-711 of the Zoning Resolution subject to the agreements on behalf of the applicant described above.

*Subject to vote of the Full Board on May 5, 2009.

Date: April 13, 2009

4. Re: **15 West 68th Street** (Central Park West). Application to the Landmarks Preservation Commission to modify a window opening to accommodate an at-grade entrance.

Parks & Preservation Committee Vote: 8 In Favor 0 Against 1 Abstention 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

The Parks and Preservation Committee of Community Board 7/Manhattan recognizes that the proposed use of the building for which the applicant seeks approval in its accompanying application under Section 74-711 of the Zoning Resolution would require providing a handicapped-accessible entrance.

Representatives of the applicant, on behalf of the applicant, committed to the Committee at its April 13, 2009 meeting to make the following changes in the proposed design for the new doorway presented to the Committee at that meeting: The exterior surface-mounted pad necessary for automatic operation of the outward-opening door will be mounted in a bronze frame and have a bronze push-pad (to the extent permitted by law), and the handle for the door will be bronze. (None of these elements is depicted on the drawings shown to the Committee.)

The Committee believes that the proposed new door, subject to the provisions that the applicant has agreed to as described above, is reasonably appropriate to the historic character of the building and of the Historic District.

The Parks and Preservation Committee of Community Board 7/Manhattan approves the proposed handicapped-accessible door opening at 15 West 68th Street, subject to the provisions agreed to by the applicant as described above.

Non-Committee Board Members: 1-0-0-0

*Subject to vote of the Full Board on May 5, 2009.

Date: April 13, 2009

5. Re: **22 West 89th Street**, The Dwight School (Central Park West). Application #09-6640 to construct a rear-yard addition and relocate a window.

Parks & Preservation Committee Vote: 9 In Favor 0 Against 0 Abstentions 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

A substantial number of neighbors of the applicant attended the April 13, 2009 meeting of the Parks and Preservation Committee of Community Board 7/Manhattan, and expressed their opposition to the bulk of the proposed rear-yard addition, and to the proposed rear-yard addition and rooftop structures as infringing on the "doughnut" of the buildings (primarily townhouses) on the blocks between Central Park West and Columbus Avenue on West 88th and 89th Streets. Some such neighbors also expressed concerns about proposed materials and design.

The Dwight School has a history of seeking and obtaining discretionary agency permission for successive additions to its properties (to which this townhouse is a recent contiguous addition), which history concerns the Committee and the members of the community who attended the April 13, 2009 meeting.

The Parks and Preservation Committee of Community Board 7/Manhattan believes that the

materials, design and bulk of the proposed rear-yard addition and rooftop structures are inappropriate to the historic character of the building and of the Historic District, and is concerned about the substantial infringement on the “doughnut” of this block.

The Parks and Preservation Committee of Community Board 7/Manhattan disapproves the proposed rear-yard addition and rooftop structures (bulkhead and canopy) at the Dwight School, 22 West 89th Street.

*Subject to vote of the Full Board on May 5, 2009.

Date: April 13, 2009

6. Re: **2 West 67th Street**, Apt. 2A (Central Park West –Columbus Avenue). Application to the Landmarks Preservation Commission for window replacement.

Parks & Preservation Committee Vote: 9 In Favor 0 Against 0 Abstentions 0 Present*

The applicant did not appear as scheduled at the April 13, 2009 meeting of the Parks and Preservation Committee of Community Board 7/Manhattan.

The Parks and Preservation Committee of Community Board 7/Manhattan disapproves without prejudice the application for window replacement at 2 West 67th Street, Apt. 2A.

*Subject to vote of the Full Board on May 5, 2009.

Date: April 13, 2009

7. Re: **315 Central Park West**, Montessori School. Application #08-8278 to the Landmarks Preservation Commission to construct a barrier-free access ramp.

Parks & Preservation Committee Vote: 9 In Favor 0 Against 0 Abstentions 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

The proposed access ramp will be on West 91st Street, which is not the building's primary façade. The ramp is proposed for a tenant school in the interior space.

The proposed ramp will have a granite base and decorative iron railing that will be of the same design vocabulary, but less ornate than, similar iron work at the Central Park West entrance.

The Parks and Preservation Committee of Community Board 7/Manhattan believes that the proposed ramp is reasonably appropriate to the historic character of the building and of the Historic District.

The Committee strongly recommends that the applicant replace the metal security gates at this entrance with a wrought iron gates of similar design to that of the proposed railing.

The Parks and Preservation Committee of Community Board 7/Manhattan approves the proposed access ramp at the 91st Street façade of 315 Central Park West.

*Subject to vote of the Full Board on May 5, 2009.

Date: April 13, 2009

8. Re: **230 West 103rd Street** (Broadway-West End Avenue). Application to the Landmarks Preservation Commission for window replacement.

Parks & Preservation Committee Vote: 8 In Favor 0 Against 0 Abstentions 0 Present*

The following facts and concerns were taken into account in arriving at our conclusions:

This building, the Marseilles, is an Individual Landmark.

The windows were previously, in a 1980 alteration, replaced with metal windows, thus compromising to some extent the original designs.

The proposed designs, with their heavier extruded aluminum profile, while not in wood and not restoring the original appearance of certain of the windows, are less historically inappropriate than the existing replacement windows.

The Parks and Preservation Committee of Community Board 7/Manhattan believes that the proposed window replacements are reasonably appropriate to this Individual Landmark.

The Parks and Preservation Committee of Community Board 7/Manhattan approves the proposed window replacement at 230 West 103rd Street (the Marseilles).

*Subject to vote of the Full Board on May 5, 2009.

Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
April 14, 2009

The meeting was called to order @ 7:05 P.M. by Andrew Albert & Dan Zweig, co-chairs.

Broadway Boulevard Plan

Gerard Soffian, of DOT, gave a presentation on the Mayor's plan for pedestrian islands on Broadway between 59th & 57th Streets, as well as 46th & 42nd Streets. Traffic, including buses, will be diverted to 7th Avenue for the trip southward. Lights will be "optimized" to speed traffic. Even the Macy's Thanksgiving Day Parade will be diverted from Broadway. Buses that ran down Broadway to Union Square & beyond will no longer do so after approximately Memorial Day. This is an experiment, with its success to be determined after the holidays. The cost of the infrastructure was stated to be approximately 1.5 million dollars.

West 75th Street Block Association

Dee Reiber, of the West 75th Street Block Association, along with many of her neighbors, gave a presentation on some of the near-misses on West 75th Street, and how parked cars obscure the view of motorists of the many pedestrians attempting to cross the street, particularly at Columbus & Amsterdam Avenues. Curb extensions were recommended by the Block, but Josh Orzeck, of NYCDOT, spoke about how costly those were, and how sometimes the infrastructure under the corners, such as catch basins and electrical conduits, would have to be moved or shifted with such a proposal.

Dan Zweig suggested "daylighting" might get something accomplished quickly, while removing most of DOT's objections. Additionally, signs posting the speed limit, or "watch for pedestrians" were mentioned as mitigations that might be tried. Anne Cunningham, of Councilmember Brewer's office, spoke in favor of taking immediate action, as did Scott Steinberg, a stay-at-home dad. Some mentioned the terrible shape the pedestrian ramps are in, and a suggestion to survey those and turn them in to the Comm Board was made. Chris Greeno, a mother of 2 boys, spoke of lots of construction, and the fact that illegally parked cars have become a huge problem. Sue Ellen Esty, a long-time resident also mentioned how she doesn't feel safe on the block any more. Batya Lewton said she favors curb extensions.

Some suggested putting bike racks in the "daylighted" areas. Dee Reiber said that co-ops or businesses could "adopt" curb extensions, thus picking up some or all of the cost. Ulma Jones recommended speed bumps & more speed limit signs. Tom Vitullo-Martin also suggested temporary daylighting as a good temporary measure. A resolution was drawn up by Elizabeth Starkey of the Green Committee, with input from Dan Zweig.

The Committee adopted the following resolution:

Whereas, the West 75th Street Block Association, wishing to promote pedestrian safety along their street and protect the many older residents and children who cross the intersections along West 75th St., have requested curb extensions on West 75th St. at every intersection between Riverside Drive and Central Park West, and

Whereas, members of the Block Association and supporters of its proposal testified about number of accidents, including at least one fatality, as the result of speeding vehicles on the side streets and explained the ways they felt curb extensions would minimize those dangers by slowing down vehicular traffic, narrowing the intersections and allowing the crossing pedestrian more opportunity to see on-coming traffic and to be seen, and Whereas, representatives from NYC DOT stated that curb extensions are complicated and costly construction projects, requiring detailed surveys and planning, and

Whereas, the Transportation Committee wishes to study the larger community board district to determine other locations that could benefit from curb extensions, with special attention to dangerous intersections and those located near senior citizen centers and schools,

Therefore, be it resolved that the CB7 Transportation Committee endorses curb extensions as a way to promote pedestrian safety and encourages the West 75th St. Block Association to continue their community outreach and planning and discussions with DOT and the Committee, and

Be it further resolved that the CB7 Transportation Committee requests DOT, in consultation with CB7 and the West 75th St. Block Association, to immediately begin putting in place the type of temporary improvements it is promoting in Times Square and Herald Square, including the use of composite gravel, planters and paint on the streets to outline the curb extension without major construction, and the implementation of increased "daylighting,," at intersections, i.e., banning automobile parking within 10 ft. of the crosswalk and use of signage to slow down traffic and improve sight-lines for safety, and.

Be it further resolved that the CB7 Transportation Committee will form a sub-committee to study and identify appropriate locations in CD7 where curb extensions would promote pedestrian safety.

Vote: Committee 9-1-1-0. NCB 3-1-0-0. Pub 12-0-0-0.

Ascension School

Michael Lenahan, Principal, appeared before the Committee. He is requesting a play street on West 107th Street between Broadway & Amsterdam Avenue from 10:30 AM-1:30 PM on school days. The school is actually on West 108th Street, but because of garages, that block could not be used. School personnel would take care of the closure & opening of the block, and will monitor the street as well. The Committee approved the proposal.

CB7 approves a play street for Ascension School on West 107th Street, between Broadway & Amsterdam Avenue, from 10:30 AM to 1:30 PM, school days only, with the block to be monitored by school personnel, and closures & openings also performed by school personnel."

Vote: Comm 10-0-0-1. NCB 4-0-0-0. Pub4-0-0-0

Ducale

This is a new application for an unenclosed cafe at **392 Columbus Avenue**. (formerly Northwest) Dennis Abramowitz appeared. (owner) He stated there will be no wraparound on 79th Street, which had been a problem with Northwest. The Committee approved the cafe.

Vote: Comm 8-0-0-0. NCB 2-0-0-0. Pub 2-0-0-0

Akai Lounge

No change from the existing cafe - but new owner. Used to be Vynl. Jamer Du appeared for Akai. Rousseau & his girlfriend objected to the cafe. They claimed it would be noisy and many private

parties would be held, with smoke from the cafe rising up to their apartment. It appeared their issue was with the landlord, who had not told them a restaurant would be downstairs. The Committee approved the cafe.

Vote: Comm 7-1-1-0. NCB 1-1-0-0. Pub 2-0-1-0.

Citrus

Elaine Reyes appeared for Citrus. This was a renewal. The Committee approved the cafe.

Vote: Comm 8-0-0-0. NCB 2-0-0-0. Pub 2-0-0-0.

Cilantro

Saad Saad appeared for Cilantro. This was a renewal - 9 tables/18 seats. The Committee approved the renewal.

Vote: Comm 7-1-0-0. NCB 2-0-0-0. Pub 2-0-0-0.

Henry's

Dan Zweig has observed this cafe going over its limit, and stated they must stay within their footprint. It was decided to do a provisional approval, pending confirmation that they are staying within their limits.

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

West Side Restaurant

Mike Leuck, expediter, appeared for West Side. The Committee approved the request.

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

Indus Valley

Steve Wygoda, architect, appeared for Indus Valley. This was a renewal, with no changes - Committee approved it.

Vote: Comm 7-1-0-0. NCB 1-0-0-0. Pub 2-0-0-0.

Niko's, La Grolla, Bello Sguardo, and Cafe West did not attend. Items were laid over.

New Business

A discussion of the ongoing problems at the Silver Moon Bakery ensued. This item is on Councilmember Melissa Mark Viverito's radar, and will be called up at the Council. Ede Fox, of MMV's office, is in touch with the community on this issue.

George Beane appeared, thanking the Committee for pushing bike rack expansion on the West Side.

The meeting was adjourned at 10:30 P.M.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Kenneth Coughlin, Paul Fischer, Marc Glazer, Ulma Jones, Blanche E. Lawton, Oscar Rios and Roberta Semer. Board Members: Mark Diller, Michele Parker, Helen Rosenthal and Thomas Vitullo-Martin. Absent: Bobbie Katzander, Barbara Keleman and Anne Raphael.

**Land Use Committee, Richard Asche and Page Cowley, Co-Chairpersons
Joint with Transportation Committee, Andrew Albert and Dan Zweig, Co-Chairpersons, and
Parks & Preservation Committee, Klari Neuwelt and Lenore Norman, Co-Chairpersons**

April 15, 2009

The meeting was called to order at 7pm by Hope Cohen.

173-177 West 89th Street. Informational presentation on a proposed application to the Department of City Planning Dominion Management Company for authorization of an accessory garage with eight parking spaces in the cellar of the former Claremont Stables building.

Informational presentation by Melanie Meyers, Esq., of Fried, Frank, Harris, Shriver & Jacobson, and Sherida E. Paulsen, FAIA, of PKSB Architects.

- Property is the former Claremont Stables.
- Project has received a certificate of appropriateness from LPC, and is in the process of conversion from a stable/carriage house to a residential condominium with 8 apartment units.
- Application is to increase the number of permissible spaces in an accessory garage from 3 to 8.
- The property has 3 existing curb cuts; the westernmost will be retained for the garage, which will be located in the cellar and accessed via a hoist.
- The garage will be accessory only; residents will have an electronic key to operate the garage door.
- No concessionaire will operate the garage.
- Intent is for garage spaces to be a part of package owned in fee with the condo unit.
- If the condo unit owner did not have a car or want the space, she/he could not rent it out to non-residents.
- Existing swinging doors are not historical, and will be replaced with a roll-up door with details and windows that will match the current configuration.
- New door will have a warning signal and light when operation.

Committee discussion:

- Concern that accessory parking equal to the number of units will lead ineluctably to the units being purchased by owners with cars, since the premium paid for such a space would not otherwise make sense; should be discouraging private cars.
- Concern about the sound and light for the warning signal for the door, particularly at late night/early morning hours.

As this was an informational discussion, no committee action was requested or taken.

The meeting adjourned at 7:35 pm.

Present: Richard Asche, Page Cowley, Hope Cohen, Mark Diller, Paul Fischer, Victor Gonzalez, Lillian Moore, Ethel Sheffer, Tom Vitullo-Martin and John Warren. Transportation Committee Members Present: Andrew Albert and Paul Fischer. Parks & Preservation Committee Members Present: Lenore Norman, Klari Neuwelt, Mark Diller, Phyllis E. Gunther and Gabrielle Palitz. Absent: Lawrence Horowitz, Liz Samurovich, Roberta Semer.

Youth, Education & Libraries Committee Meeting Minutes
Alberto Cruz and Mark Diller, Co-Chairpersons
April 16, 2009

1. Riverside Branch of the New York Public Library.

Lynn Opinante, Librarian at the Riverside Branch of NYPL:

- (a) Budget cut has increased from \$23.2 million to \$28 million - an unprecedented amount.
- (b) Budget cut will affect
 - i) collections (will be required to reduce the number of books, monographs and other materials purchased);
 - ii) services (will reduce staff hours, which will mean patrons will have fewer professionals to guide and assist them);
 - iii) hours (drastic reduction in hours anticipated; unclear if will revert to 5 day week).
- (c) Economic downturn and closing of the St Agnes branch for renovation has seen the demand for the Riverside branch increase markedly. In particular, the branch is experiencing heavy traffic from those looking for work, or for a destination after losing a job.
- (d) Volunteers cannot make up for reduced professional staff.
- (e) Cuts will require the elimination of professional staff altogether, as well as the drastic reduction in hours of the remaining staff. First time in memory that there have been actual lay-offs of professional staff.
- (f) CB7 has advocated and will continue to advocate for funded 6-day service.

2. Public School Governance - Presentation by Parent Commission on School Governance.

Richard Barr and Susan Crawford:

- (a) Parent Commission has many constituents, including Class Size Matter and Time Out from Testing.
 - (b) After meetings and hearings from Summer 2008 through the Fall, Commission has formulated a proposal for reform of school governance after the sunset of the current "mayoral control" statutes on June 30, 2009.
 - (c) Hallmarks of the Parent Commission proposal include increased checks and balances against the unilateral exercise of decision-making authority by the mayor, including reconstitution of the Panel for Educational Policy to reduce the mayor's built-in majority and promote debate and discussion of crucial issues, and independent audit of DoE finances and contracts; independent review and approval of claims in reports on student achievement, graduation rates and other performance criteria; reversing the disenfranchisement of parents both in the rank-and-file and those who serve on CECs and other bodies by, among other things, having those entities report to bodies independent of the DoE; the reconstitution of meaningful district offices to which area schools would report for critical support and evaluation, and at which parents could have access to information and decision-making authority; and the creation of a constitution and mission statement for the DoE as a whole.
 - (d) Parent Commission rejects the paradigm of corrupt community school boards as an excuse to insulate decision-makers from the parents and community they serve.
 - (e) DoE's practice of letting expensive, no-bid contracts, and hiring highly compensated non-educators, are cause for concern and increased attention.
 - (f) Committee/Board Member Comments and Concerns:
 - i) reconstituting the district offices will be expensive at a time of budget cutbacks, and recent claims of student achievement may not warrant a radical solution;
 - ii) changing reporting schemes for a fourth time in 8 years will distract educators;
 - iii) while not all community school boards pre-mayoral control were corrupt, need a process to address potential and actual abuse;
- Parent Commission -- checks and balances can work in both directions;

- iv) allowing high school students to serve on CECs is an important step, but they should be appointed and have an equal vote with all other members;
- v) concern over connection between certain proposals and benefits to or increases in real performance achievement by students;
- vi) focus on special ed, including a deputy chancellor for special ed, is a positive proposal.

3. Public School Governance - Manhattan Borough President's Proposal re CECs.

- (a) MBP Stringer has proposed that CECs be reorganized to report to the Borough Presidents, who have the staff and funding necessary to support these volunteers and provide them with training and access to information as befits their service.
- (b) CECs would be modeled on Community Boards, including a new uniform procedure for obtaining and sharing parent input on matters of policy on a uniform and predictable timeline.
- (c) MBPO's report was distributed and reviewed.
- (d) YEL chair will prepare a draft resolution in support and circulate it for comment, with a final vote to be taken immediately before the May 5, 2009 full Board meeting.

4. Food in the Public Interest.

- (a) Manhattan Borough President Stringer's report notes the disparity of access to healthy food choices based on economic means and other factors in our neighborhoods.
- (b) The report discusses this disparity and its effects on the health and readiness of school-age children, including children in our Community District.
- (c) The YEL committee will continue to study the report and assess potential next steps to increase awareness of the impact of these issues.

Meeting adjourned at 9:20 pm

Present: Alberto Cruz, Mark Diller, Molly Gordy, Johnetta Murray, Michele Parker and John Mark Warren.

Board Members: Louis Cholden-Brown, Paul Fischer and Cara Volpe. Absent: Sharon Parker-Frazier.

Health & Human Services Committee Meeting Minutes Madge Rosenberg and Barbara Van Buren, Co-Chairpersons April 21, 2009

Tonight's meeting brought together four groups in the community who are developing programs to meet the needs of older residents as they age in place on the Upper West Side.

David Reich, Lani Sanjak, and Hannah Rubin came from the new Bloomingdale Aging in Place Initiative, an off-shoot of the 102-103 St and the 104th St. Block Associations, which is developing an intergenerational network of neighbors to enable older residents to live safely and comfortably at home. Of the 2500 households in their area, 140 are entered in their data base of seniors. An e-mail announcement of the formation of the group brought in more offers to help than requests for help. Since inclusiveness and ease of use are of primary importance, outreach will be on-going, and efforts are being made to have at least one representative from each building. To deal with isolation and loneliness they will form "Bloomingdale Buddies" and arrange escorts to

local events. They will link residents to appropriate public and private service providers and will foster neighborhood volunteerism. Building reps, clarification of financial needs and arranging for 501C3 status are priorities. Because they want to emphasize neighbor helping neighbor, there are no plans to have dues or charge fees. A meeting on safety is planned for May and on care giving in June. The Initiative has an immediate need for a portable sound system for their meetings. Suggestions were to contact Bloomingdale School of Music and Columbia U.

Dinnel Spencer from Park West Village Community Network, showed us the Resident Resource Directory for this new intergenerational group in the rental buildings of PWV. Their "What are your Needs" questionnaire resulted in the directory of neighbors who would help with everything from pet care to changing batteries in smoke alarms. Each participating building has its own directory, with the names of people in that building who can be contacted for specific services.

There was much discussion back and forth about the way different issues were handled. The two new groups plan to stay in touch and share ideas and information.

Erica Teutch described the Goddard Riverside's NORC program, which provides social services in three apartment buildings on the upper west side. She believes that a staff person is necessary even in a volunteer group, and suggests at least a part time social worker.

Stephanie Pinder is director of the Lincoln Square Neighborhood House, which manages the Amsterdam Houses & Addition NORC, where 800 of the 2500 residents are over 60 years of age. The NORC offers lunch; exercise, poetry and computer classes, health and mental health services, with Roosevelt-St. Lukes Hospital as the provider. . The NORC budget from DFTA is \$800,000. They have extensive ties in the community, ranging from the American Bible Society to John Jay College, and including local legislators and police. Stephanie suggests that new groups establish connections with police, with a local hospital, each of which have community liaisons, with a social work group such as "One Stop," and with West Side Crime Prevention. Connect with legislators and Borough President who have funds available.

The two NORC groups receive funding from the New York City Department for the Aging as well as private funds.

Also present were representatives from the New York Academy of Medicine Age Friendly New York Project. They have held extensive meetings on this subject, encouraging local groups to consider what can be done in their own neighborhoods. Their research will soon be published about citywide solutions to problems relating to aging in place. They would like to remain part of this discussion and keep in contact with the new and established groups.

The committee plans to follow through on this issue, both to interest other groups, and to keep up-to-date on the ones who shared tonight.

Present: Barbara Van Buren, Madge Rosenberg, Barbara Keleman and Elizabeth Starkey. Board Member: Judith Matos. On-Leave: Daniel Meltzer. Absent: Miki Fiegel.