

**Full Board Meeting**  
**Helen Rosenthal, Chairperson**  
**July 7, 2009**  
**St. Luke's-Roosevelt Hospital Center**

The Chairperson called the meeting to order at 6:45 pm.  
Approval of minutes from previous full board meeting. VOTE: 27-0-0.

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

Riverside South/Riverside Center:

- Presentation 7/20 by Extell on the expected impact of the proposed development on transportation, traffic and parking.
- Presentation 7/30 by the Coalition for a Livable West Side and others on environmental sustainability.
- CB7 has hired two consultants to help the Board assess issues and frame important questions.

Committees:

- District Needs Statement - due at end of July; committees to submit their sections.
- Meeting minutes should be completed in a timely way; members should share minute-taking burden.

Budget:

- City Council restored cuts to Community Board budgets, but baseline still reflects \$25K cut.
- Thanks to Inez Dickens, who once again has provided financial support to CB7.

Miscellaneous:

- JHL/Stern Bldg – All 22 remaining residents have moved out of Stern and into apartments in the Kaufman building.
- Manhattan Borough President's Office will provide Landmarks training at a CB7 meeting in the Fall or Winter. The May 09 "Land Use 101" training was a success and should be scheduled annually.
- Question of the Month coming back – what is your biggest "green" issue pet peeve? Please log onto [www.nyc.gov/mcb7](http://www.nyc.gov/mcb7) and submit your example.

**Green Committee – Mel Wymore:**

- Goals for Green Committee – take-out packaging featured prominently.
- RSC meeting 7/30 – focus includes LEED-compliance, PlaNYC energy standards, etc.

**Health & Human Services Committee – Barbara Van Buren:**

- A-M Gottfried will discuss his universal health care bill for all NYers at 7/21 HHS meeting.
- Examples of West Siders becoming more responsive to neighbor needs; looking to support.

**Fordham – Richard Asche:**

- Project evolved from four-year effort by electeds, CB7 and community both before and since ULURP; changes made at each level of review. Gale Brewer instrumental throughout.
- Changes: 200K sq ft removed, mostly from Columbus Avenue elevations; Amsterdam private residences reduced by 30 feet in height; Escalator and wider stairs to podium; installing windows in podium façade to enliven street; 62nd Street & Columbus: atrium open to the public to be built at corner.
- CB7 sought second tier review once buildings designed; Fordham willing, but CPC and City Council vetoed. Fordham committed to preview design in advance, but only advisory.
- Amsterdam Buildings: 7 person review board will have input on design.

- Fordham eliminating the garage for its staff; will seek curb cut on 60th rather than 61st.

**Board Officers - Dan Zweig:** (nominating committee chair) At CB7's September meeting, the committee will accept nominations for Board officers (chair, 3 vice chairs and 2 co-secretaries)

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

- 70th Street curb-side parking was restored.
- Thanks to all who attended the rally re cuts to CB7's budget.
- Chief Ray Diaz " Cmdr of Midtown North command moving to Manhattan South command. Chief Phillip Banks taking his place.
- Jim Dowell, Director, Riverside
- ark Fund is moving on; Bill Herrold will run Park and Fund.
- Sanitation service cuts: lost basket trucks on Sundays yields overflowing litter cans on Sundays and Mondays " call 311 to complain.
- New feature at the Department of Buildings allows online searches for permits etc.
- 59th Street Rec Center construction to start this month.
- Inter-agency task force formed to monitor effects of work and demolition at 732/734 WEA.
- Dep't of Health experts met with 37 CD7 building supers and managers re rats; offered practical solutions.
- Whole Foods to hire locally through NYC Business Solutions and "Work Force One" on 125th Street. Well organized group.

#### **Reports by Legislators**

Gale Brewer " City Council, 6th District:

- Fordham restrictive declaration still being negotiated; will not sign off until language settled.
- Fordham sponsoring 21st Century Grant for Afterschool programs at ML King High Schools.
- Budget update includes \$950K for 72nd Street walkways, \$350K for park fence repair.
- Renovated Harmony/Lincoln Center will be a community asset: waterfall, greenery; concerts.
- Funding support for AMNH, New-York Historical Society.
- Qual of Life issues " continued progress on rat infestations, graffiti.
- 9/22 meeting with CB7 re transportation needs to support local businesses based on survey.
- Brandeis HS " working with parents to create a new HS for writing in Sept 2010. Tom Allon leading process. Application for new leader by August. Frank McCourt lending his name.

#### **Linda Rosenthal " Assembly Member, 67th District:**

- Concern that stalemate in State Senate threatened many worthy bills passed by the Assembly.
- Vacancy decontrol repeal bill to protect affordable/middle class housing stuck in the Senate.
- Campaign finance reform needed to bring balance to voices heard on issues.
- Domestic workers protection bill watered down but passed.
- Suite of debt collection bills passed, including LR's bill to prevent guilt tactics on relatives.
- Passed Rockefeller drug reform; must lay aside Albany tradition of waiting too long.
- LR now chair of subcommittee on Mitchell-Lama. Need plan for new and existing stock.

#### **Richard Gottfried " Assembly Member, 75th District:**

- Excitement about the potential that former one-house bills could actually pass both houses.
- E.g. DG has been pushing bill for 18 years to help families make health care decisions " NY and MO only states that don't grant standing to a family member to make such decisions.
- Senate logjam threatens budgets of localities whose finances are tied to pending bills.

## **Manhattan Borough President's Report - Corey Peterson**

- Thanks to those who participated in the Community Board budget rally – unified voice.
- Broadway and 86th Street – barrier constructed by DOT for safe crossing.
- Program on Monday, 7/13 – “Straight Talk Rescue and Recovery” for small businesses.

## **Reports by Legislative Representatives:**

Shane Seeger – Assembly Member Daniel O'Donnell's Office:

- Legal clinic on last Thursday of month, with lawyer available.
- Health Fair – Grant Houses 8/22 on LaSalle Street between Broadway and Amsterdam.

Jared Chausow – State Senator Tom Duane's Office:

- Senator disappointed with Senate stalemate – working hard to negotiate an end to the fight.
- Stalemate prevents consideration of bills he wants passed.
- Protected bike lanes – proposed coordination with CB4.

Jihoon Kim – State Senator Eric Schneiderman's Office:

- Senator actively working to end stalemate; dismayed and frustrated by situation.
- Long term, this situation will spark action that will yield a more functional Albany.
- Pressing on handgun renewal bill, mayor control of schools, taxes, other crucial bills.

Tommy Lin – Public Advocate Betsy Gotbaum's Office:

- 40% budget cut in current budget - punitive; calling for independent analysis.
- Transitional job programs implemented.

## **Public Session**

Joe Bolanos (individually - not on behalf of Landmark West 76th Street Block Ass'n this time):

- Licensed mobile food vendors in our area unfairly squeeze out local businesses.
- Carts are not owner-operated; workers paid poorly by owner syndicate.
- Dept of Licensing not tracking abuses (e.g. renewing licenses of dead vendors)
- Should meet quality, safety, sanitation standards.

CHAIR: spoke with Lolita Jackson, Mayor's Community Assistance Unit, trying to do project work

(a) will forward e-mail from Joe to Lolita Jackson (seeking a comprehensive plan); & (b) refer to Business and Consumer Issues Committee for September discussion.

BARBARA ADLER: Columbus Avenue BID members face unfair competition.

JESSE BODINE – Gale Brewer's office coordinating with the mayor.

PENNY RYAN: Mayor's office proposing to increase number of licenses; serious problem.

CHAIR: District Manager to send letter Council tying additional licenses to progress on issues.

Susan Singer – New York Public Library (Riverside Branch):

- Thanks for support in recent budget negotiations – substantial portion of cut was restored.
- 6-day service, many staff positions were saved.

Tom Vitullo-Martin – Friends of West-Park Church:

- Church under threat of demolition since 2000; halted by interventions by Gale Brewer, Linda Rosenthal; Members of the church voted against demolition.
- Landmarks Preservation Commission to hold a hearing on designating the structure on 7/14/09.

Shirley Jones – Amsterdam Houses Resident:

- Supports proposal to close West 64th between WEA and Amsterdam – children need more room.
- Running a summer day care and camp for kids whose needs not met elsewhere.

Craig Berberian - inquiry re 59th St Rec Center - answered above.

# Business Session

## Transportation Committee

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

### Newsstands:

1. Application #1314611 to the Department of Consumer Affairs by Shahinur Islam, MD to construct and operate a newsstand at the Southwest corner of Broadway and West 61st Street.  
Action: WITHDRAWN â€“ DoT and NYC Transit are restoring bus stop this Friday at that location.
2. Application #1313262 to the Department of Consumer Affairs by Rebecca A. Zaheer to construct and operate a newsstand at the Northwest corner of Broadway and West 77th Street.

Applicant Presenter: Jill Zaheer:

- Â• Applicant purchasing newsstand so that her daughter Rebecca may operate her own business despite a personal disability. Family will pay the cost to secure and set up the newsstand.
- Â• Benefits to include improved self esteem and a modest income.
- Â• Newsstand will be located between tree planters along the curb; no pedestrian obstruction.

Dean Yuzek â€“ attorney for the building at Broadway & 77th Building (adjacent to proposed site):

- Â• Existing newsstands at Broadway and 74th, 79th already serve the area.
- Â• This site is not on the list of sites recommended by CB7's transportation committee survey.
- Â• Per FOIL information request to the Department of Consumer Affairs, applicant's father already owns 2 newsstands in the area.
- Â• Petition signed by 57 neighbors opposing the addition of the newsstand.

Community Board: One or more of the members of the Board expressed the following points:

- Â• Zaheer family has credibility â€“ suggestion that applicant is evading review by using their daughter as intended operator is distasteful and not supported by evidence.
- Â• Counsel for the building did not appear or provide information to the Transportation Committee when this issue was before the Committee.
- Â• Concern for businesses in traditional brick & mortar stores who pay significant rent; competitor newsstands obtain the benefit of advantageous rent and public access; drawing customers away.
- Â• Subsidy of sidewalk newsstands is a city-wide issue; Board should be concerned with the appropriateness of the selected location, not the larger policy issue.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 18-10-1-0.

### Unenclosed CafÃ© Renewal Application:

3. 377 Amsterdam Avenue (West 78th Street.) Renewal Application DCA# 0926105 to the Department of Consumer Affairs by Mridula Restaurant Corp., d/b/a Shining Star Restaurant, for a two-year consent to operate an unenclosed sidewalk cafÃ© with 14 tables and 28 seats.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 29-0-1-0.

### Enclosed CafÃ© Renewal Application:

4. 180 Columbus Avenue (West 68th Street.) Renewal Application DCA# 0895625 to the Department of Consumer Affairs by Mafra Restaurant Corp., d/b/a Il Violino, for a two-year consent to operate an enclosed sidewalk cafÃ© with 15 tables and 36 seats.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 22-8-0-0.

**New Enclosed Sidewalk Caf   Application:**

5. 235 Columbus Avenue (West 71st Street.) New application DCA# 1301875 to the Department of Consumer Affairs by Lansky  s Operation Corp., d/b/a Lansky  s, for a two-year consent to operate an enclosed sidewalk caf   with 10 tables and 20 seats.

Community Board: One or more of the members of the Board expressed the following points:

   Concern that existing enclosed outdoor caf   spaces are not required to be removed when the licensee ceases to do business in the space.

   Concern includes expectation that enclosed caf   space becomes a part of what a new tenant or restaurant operator expects to obtain along with the lease of the space from the landlord.

   Effect is that enclosed cafes become permanent structures subsidized by tax dollars at the expense of the public way.

   Request at CB7 meeting with DCA, DoT that applicants procure a bond to restore the space should be revisited, although there is no current basis to require such a bond.

   Examples of enclosed cafes that have remained vacant and extant for years (or repurposed to other uses such as a bank!).

   The change in ownership/operation of the restaurant is the ideal time to revisit enclosed vs. unenclosed caf   alternatives. Applicants should understand that lease is subject to approvals.

   Public subsidy of enclosed and unenclosed cafes should change.

   The sidewalk at this site, which is opposite a tree with planter, is too narrow.

   Applicant rented the restaurant space counting on the sidewalk space.

   Should not kill a small business in our community to make a policy point, especially in the absence of any clear guideline from our Board to prohibit such cafes.

   Should get on the City to charge more appropriate rents rather than debate who pays enough.

Action: After deliberation, the resolution to approve the application failed.

INITIAL VOTE: 16-15-0-0.

ROLL CALL: 15-15-0-0.

Follow-up: The Committee Chairs requested that the District Manager write a letter to the Department of Consumer Affairs explaining the resolution that was proposed at committee and the vote taken by the Board.

**New Unenclosed Sidewalk Caf   Applications:**

6. 340 Amsterdam Avenue (West 76th Street.) New application DCA# 1315316 to the

Department of Consumer Affairs by Amsterdam Ale House, Inc., d/b/a Amsterdam Ale House, for a two-year consent to operate an unenclosed sidewalk café with 24 tables and 47 seats.

• Issue “café rests in part on a raised platform that would not be permitted if new construction; but this structure is grandfathered at this site.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 27-3-0-0.

7. 466 Columbus Avenue (West 82nd “ 83rd Streets.) New application DCA# 1318895 to the Department of Consumer Affairs by Blossom Restaurant & Café, Inc., d/b/a Café Blossom, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Action: After deliberation, the resolution to approve the application was adopted. VOTE: 27-3-0-0.

8. 2328 Broadway (West 84th Street.) New application DCA# 1319675 to the Department of Consumer Affairs by Corner West, LLC, d/b/a Corner Café & Bakery, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 16 seats.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 27-3-0-0.

#### **Business & Consumer Issues Committee**

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

9. **279 Amsterdam Avenue** (West 73rd Street) Manna Amsterdam Avenue LLC, d/b/a Gina La Fornarina.

BNDLE 9-11

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 25-0-2-0.

10. **434 Amsterdam Avenue** (West 81st Street) MHBK Associates, d/b/a to be determined.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 25-0-2-0.

11. **2452 Broadway** (West 91st Street) Big Daddy's III LLC, d/b/a Big Daddy's.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 25-0-2-0.

#### **Parks & Preservation Committee**

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

12. Central Park. Central Park Conservancy’s proposal for the reconstruction of the volleyball courts on the closed Center Drive.

• Concern voiced at the absence of rubber padding at the edge of the proposed courts.

Action: After deliberation, the resolution to approve the proposal was adopted.

VOTE: 26-1-0-0.

13. Central Park. Central Park Conservancy’s proposal for the reconstruction of the East 76th Street playground.

Bill Crane - neighbor:

• Every new playground consists of only artificial surfaces and sand.

• Should require Parks to include soil, vegetation and grass for children's play.

• Access to soil, natural materials improves children’s visual acuity, curiosity, etc.

Action: After deliberation, the resolution to approve the proposal was adopted.

VOTE: 27-0-0-0.

14. Riverside Park. Department of Parks and Recreation’s proposal to remove the abandoned

on-ramp at West 95th Street and to restore the area to parkland with a new ADA crosswalk.

Bill Crane - neighbor:

Â• rare opportunity to take up asphalt and put in greenery “ should celebrate reversal of trend.

Â• Should go further and return the skateboard park to nature.

Community Board:

Â• Thanks to Bill Crane, a nationally known developmental psychologist, for sharing his views.

Action: After deliberation, the resolution to approve the proposal was adopted.

VOTE: 27-0-0-0.

15. **452 Amsterdam Avenue**, dba Recipes (West 82nd Street.) Application #09-6808 to the Landmarks Preservation Commission for replacement of storefront infill.

Â• Owners responsive; modified plans to accommodate committee concerns.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 25-1-0-0.

16. **80 Riverside Drive** (West 80th Street.) Application to the Landmarks Preservation Commission for a penthouse addition.

Â• CB7 and LPC previously approved these plans; work not completed and permit expired.

Â• Committee evaluated proposal anew on its current merits.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 24-1-1-0.

17. **115 West 85th Street** (Columbus Avenue.) Application to the Landmarks Preservation Commission to add an additional story to the building.

Â• Applicant did not appear at the committee hearing.

Â• Per committee practice, so that there is no confusion, committee disapproves without prejudice to reconsideration at a later date.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 25-0-1-0.

18. **53 West 88th Street** (Columbus Avenue.) Application to the Landmarks Preservation Commission for removal of an existing two-story and basement rear-yard extension and the construction of a two-story and basement rear-yard addition.

Â• Renovation would reduce the incursion of the existing rear yard extension slightly.

Â• Fenestration in keeping with adjacent townhouses in the donut.

Â• Not a full lot-line rear yard extension.

Action: After deliberation, the resolution to approve the application was adopted.

VOTE: 26-0-0-0.

19. Resolution in Support of NYC Council Intro 871-A to amend NYC Admin Code in relation to bicycle access in existing office buildings.

Â• Modified from earlier version to allow a building to opt out where there is no freight elevator

Â• A well thought-out green initiative that is ready to be approved.

Action: After deliberation, the resolution to approve the support of Intro 871-A was adopted.

VOTE: 23-0-0-0.

Adjourn 9:55.

Present: Helen Rosenthal, Barbara Adler, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Hope Cohen, Ken Coughlin, Page Cowley, Mark Diller, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Molly Gordy, Lawrence Horowitz, Ulma Jones, Barbara Keleman, Judith

Matos, Daniel Meltzer, Klari Neuwelt, Lenore Norman, Anne Raphael, Oscar RÃos, Roberta Semer, Charles Simon, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo-Martin, Mel Wymore, George Zeppenfeldt-Cestero and Dan Zweig. On-Leave: Alberto Cruz. Absent: Lindsey Boylan, Louis Cholden-Brown, Rosa Gonzalez, Victor Gonzalez, Phyllis E. Gunther, Robert Herrmann, Bobbie Katzander, Blanche E. Lawton, Lillian Moore, Gabrielle Palitz, Michele Parker, Sharon Parker-Frazier, Madge Rosenberg, Liz Samurovich, Ethel Sheffer, Cara Volpe and John Mark Warren.

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**Business & Consumer Issues Committee Meeting Minutes**  
**Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons**  
**July 8, 2009**

New applications to the SLA for a two-year on-premises liquor license:

1. 429 Amsterdam Avenue (West 80th Street) 429 Amsterdam Ave LLC, d/b/a Taberna. Applicant not present, no vote was taken. (Applicant did not receive notice, postponed to September, 2009.)
2. 217 West 85th Street (Broadway) Broadway 21 LLC, d/b/a "To Be Determined". Applicant represented by Sharon Shaked (manager). Kosher/Japanese food, 90 dining room seats, 10 seats at bar. Opening October 2009. Committee approves 4-0-0-0.
3. 2427 Broadway (a/k/a 251 West 89th Street) WMK 89th Street, d/b/a "Accademia Vinoa". Applicant represented by Anthony Massola (owner, he also owns "Cessca"). 194 dining seats, 16 seats at bar. Opening September/October 09. Committee approves 4-0-0-0.
4. 612 Amsterdam Avenue (West 89th Street) Nipa Thai Restaurant Corp. d/b/a "Nipa Thai Restaurant". Represented by Mr. Jon Wah (expeditor) 26 dining seats, 4 seats at bar. Opening Sept/October. Committee approves 4-0-0-0.
5. The BCI Committee will be requesting a joint meeting with the Transportation Committee, and a representative from the 20th Precinct, to discuss enforcement updates on restaurant bicycle delivery messengers.

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

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**Parks & Preservation Committee**  
**Lenore Norman and Klari Neuwelt**  
**July 9, 2009**  
**Resolutions (Actions)**

1. **40 West 68th Street**, York Prep. Application to the Landmarks Preservation Commission for a rear-yard addition.

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

The applicant reduced the size and bulk of the proposed addition after the vote of the Full Board of Community Board 7 with respect to its application for a zoning variance.

The Parks & Preservation Committee of Community Board 7/Manhattan, believes that the proposed rear-yard addition, as scaled back and presented to it at its July, 2009 regularly scheduled meeting, is reasonably appropriate to the historic character of the building and of the Historic District.

The Parks & Preservation Committee of Community Board 7/Manhattan approves the proposed rear-yard addition at 40 West 68th Street, the York Preparatory School.

Committee: 8-0-0-0. Non-Committee: 1-0-0-0.

2. **61 West 68th Street** (Central Park West "Columbus Avenue). Application to the Landmarks Preservation Commission for legalization of terrace on back of building.



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

The Parks & Preservation Committee of Community Board 7/Manhattan, is concerned that the infill of the historic open terrace at the top floor rear of this townhouse building, which was paired with the same configuration and architectural elements at the top floor rear of the townhouse building to the east, destroyed a distinct original element, but nevertheless a majority of the Committee believes that the materials, paint color, fence and windows are at least minimally appropriate to the historic character of the building and of the Historic District.

The Parks & Preservation Committee of Community Board 7/Manhattan approves the legalization of the infill material, paint color and fence at the rear terrace of 61 West 68th Street.

Committee: 5-2-0-0. Non-Committee: 1-0-0-0.

The Parks & Preservation Committee of Community Board 7/Manhattan approves the legalization of the windows at the rear terrace of 61 West 68th Street.

Committee: 4-3-0-0. Non-Committee: 1-0-0-0.

**3. 56 West 70th Street** (Central Park West â€“ Columbus Avenue). Application to the Landmarks Preservation Commission for replacement of front windows.

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

The Parks & Preservation Committee of Community Board 7/Manhattan, believes that the proposed single-light casement/tilt-and-turn windows at the ground floor and parlor floor are minimally appropriate to the historic character of the building and of the Historic District.

The representative of the applicant who presented the application to the Committee agreed to request that the Landmarks Preservation Commission defer consideration of its application to install a new ground floor door, in light of the lack of detail presented about the proposed door, until after the Committeeâ€™s September, 2009 regularly scheduled meeting, at which the applicant would present a more developed proposal for the door.

The Parks & Preservation Committee of Community Board 7/Manhattan approves the proposed replacement windows at 56 West 70th Street.

Committee: 4-0-0-0.

**4. 115 West 85th Street** (Columbus Avenue). Application to the Landmarks Preservation Commission to add an additional story to the building.

NOTE: The application as presented was to add a large rear-year extension and to enlarge the areaway. The Parks & Preservation Committee of Community Board 7, after seeing and discussing the applicantâ€™s presentation, secured the agreement of the applicant to postpone its Landmarks Preservation Commission hearing until after it returned to the Committeeâ€™s regularly scheduled September, 2009 meeting to present further detail on its application. The Committee also believed that the description provided to the public of the application did not adequately disclose its scope.

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

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

**Belnord Guard Booth**

Page Cowley & Gustavo Carrerra presented for the Belnord. The proposed guard booth is made of metal & glass. It will be situated outside the eastern-most entrance on West 86th Street. It is a DOT revocable consent, and will be renewable annually. Benefits of the new booth are - a presence on

the street, and much better able to see vehicles entering & exiting the court. Booth is currently inside, and provides virtually no visibility on the street.

Resolution to approve the revocable consent for the new guard booth at the Belnord.

Committee: 9-0-0-0. Board Member: 0-0-1-1. Public: 3-0-1-0.

### **Manhattan Diner**

Renewal of enclosed cafe - no changes. Resolution to approve.

Committee: 8-1-0-0. Public: 2-0-1-0.

### **Salumeria Rosi**

New unenclosed cafe. Mike Leuck, expediter attended for S.R. David Zelman expressed concern that a sunglasses/gloves vendor on the street would block pedestrians in this area. As this cafe is not utilizing all the sidewalk they could, only a depth of 6 feet, as opposed to the usual 9 feet, this was not deemed to be a problem. The vendor could also be moved. A resolution of approval was adopted.

Committee: 9-0-0-0. Public: 2-2-0-0.

### **Vai Restaurant**

Vincent Chirico, owner, appeared for Vai. The proposal is for 6 tables, 12 seats. The existing bicycle rack will be relocated, possibly in front of the bike store next door. It is NOT a DOT rack, but, rather, a privately-installed one. Resolution to approve with the recommendation that the bike rack be relocated.

Committee: 7-1-1-0. Board Member: 0-1-0-0. Public: 3-1-1-0.

### **Bar Luna**

Guray Yuksel appeared for Bar Luna. Application is for a new unenclosed cafe, with the same footprint as Neptune Room, formerly at this site. A resolution to approve was adopted.

Committee: 9-0-0-0. Board Member: 0-0-1-0. Public: 3-0-0-0.

### **Power Memorial Academy Secondary Street Renaming**

Andrew Pisani, Joseph Maffia, & Sean Crowley appeared for Power Memorial Academy. It was hoped that a deal for a plaque might have been worked out with the Alfred Condominium, but this has not happened. The Committee members said they would have preferred a plaque, as it would have been much more informational than a street sign. Nevertheless, absent any possibility of a deal for a plaque, the Committee approved the application for a secondary naming of the NE Corner of 61st Street & Amsterdam Avenue, as "Power Memorial Way".

Committee: 8-0-1-0. Board Member: 1-0-0-0. Public: 1-2-1-0.

### **Discussion of Existing Bicycle Lanes**

Jean Jaworek, of DEBNA, made a presentation of the status of the West 106th Street bike lane, after surveying many of her members. Most people like it, but worry about what will happen when the Jewish Home & Hospital goes into construction. Many folks would like to see the eastbound bike lane re-routed during the construction. Peter Arndtsen, of the Columbus-Amsterdam B.I.D., said many bikers prefer to use West 107th & 108th Streets, as there is less of a hill on those streets. Dan Zweig mentioned how the character of West 106th Street changes west of Broadway. A lengthy discussion of protected vs. non-protected bike lanes ensued. Many bicycle advocates mentioned that without protected lanes, bikers ride at their own peril, and are subject to lots of dangers, such as opening car doors, sideswiping, etc.

### **District Needs Statement**

This was a wide-ranging discussion touching on quite some number of topics, most, but not all, having to do with the DNS. On the subject of the traffic study that was called for in last year's DNS, the Committee believes that a similar study ought to be conducted for the district NORTH of 86th Street. Under the topic of Streets/Signals/Signage - we would add a study of a dedicated bus lane for one of our bus routes. It was suggested (!) that because of the amount of truck traffic on Amsterdam Avenue, that the Henry Hudson Parkway be opened up to trucks! Andrew Albert vehemently suggested that this was not going to happen, particularly given the Blumenthal Amendment which specifically prohibits ANY commercial traffic on the parkway. We would like to ask for Countdown timers and LPI's for many west side intersections. Any reference to Costco in the DNS should be removed, as this will not be happening.

Under Subways - add this line: Line managers, now in place for each of the system's subway lines, should make for smoother service, with fewer delays, as they have on the lines which now have them. We will supply 8-10 places along Broadway, where "Stop here on Red" signs should be installed. Tom Vitullo-Martin remarked how the intersection of 86th & Broadway frequently has a long line of vehicles waiting to turn east (left) from southbound Broadway. Perhaps we should ask for an advance green for this intersection. Doesn't have to be in the DNS though. Under buses - we should ask for a return of the M7 Limited bus, provided it doesn't come at the expense of M7 locals. New Section - Bicycle Lanes

"Due to the increasing popularity of bicycling, both for commutation and recreation, Community Board 7 supports the installation of a protected bicycle lane on a north/south corridor. Also - add CB7 recommends, where needed, the installation of some curb extensions, particularly at intersections with high pedestrian/vehicle accident rates.

### **New Business**

David Zelman recommended that cafes be scheduled after other business at committee meetings. Tom Vitullo-Martin suggested that the committee re-think its sidewalk cafe guidelines, with an eye to reducing the width of the cafes. The meeting was adjourned at 10:20 P.M.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Ken Coughlin, Paul Fischer, Marc Glazer, Ulma Jones, Oscar Rios and Roberta Semer. Absent: Bobbie Katzander, Barbara Keleman, Blanche E. Lawton and Anne Raphael.jm052654

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### **Land Use Committee Minutes**

**Richard Asche and Page Cowley, Co-Chairpersons**

**July 15, 2009**

#### **1. 2148 Broadway (West 76th Street) [joint with Transportation Committee]**

Applicant Jane Goal and attorney Nick Hockens presented application #090478ZSM for a special permit to allow a 194-space public garage at Broadway and 76th Street. (An accessory garage of 34 spaces would be as of right.)

As-of-right, mixed-use, 18-story building will include 76 condominium apartments, retail, and 91 spaces for an Avis rental facility. Previously, the site was occupied by the Beacon public parking garage (300 spaces) and an Avis facility of 270 spaces.

Pat Kiernan, president of board of the neighboring co-op building, 215 West 75th Street, presented concerns about the rear of the building blocking light and air in the courtyard of 215 West 75th

Street. The new building is bigger than normal zoning allows because of an inclusionary zoning bonus. Mr. Kiernan also raised concerns about traffic impacts and lack of neighborhood parking resulting from activities at the Beacon Theater.

As with the informational presentation at the June meeting of the Land Use committee, there was much committee concern about the reduction in spaces available to the Avis rental facility. Unfortunately, the Zoning Resolution precludes rental facilities of more than 100 spaces; moreover, engineering constraints having to do with provision of the public garage preclude constructing more than 91 spaces in the rental-facility garage. The two garages will have separate curb cuts, entry/exit ramps, and elevators.

Page Cowley and others attempted to resolve the problem of the partial obstruction of the courtyard at 215 West 75th Street.

Mark Diller questioned the design and possible traffic impacts of the car-rental facility.

Outcome/Resolution:

BE IT RESOLVED THAT Community Board 7/Manhattan approves application #090478ZSM to the Department of City Planning by 76th and Broadway LLC for a special permit pursuant to ZR Sections 13-562 and 74-52 to allow a 194-space public parking garage to be constructed on portions of the ground floor, cellar, and sub-cellar of a new as-of-right, mixed-use residential and commercial retail building to be located at 2148 Broadway in Manhattan (Block 1167, Lots 37 and 40).

Joint Committees: 9-2-0-0

## 2. **344 Amsterdam Avenue**, aka 205 West 76th Street

Ellen Hay of Wachtell & Masyr presented application #272-07BZ to the Board of Standards & Appeals (BSA) to enlarge a physical cultural establishment, namely to expand the existing Equinox gym (now 24,000 square feet on the second floor) into 14,000 square feet of cellar space.

Outcome/Resolution:

BE IT RESOLVED THAT Community Board 7/Manhattan approves application #272-07BZ to the Board of Standards & Appeals by Equinox 76th Street to enlarge the physical cultural establishment at 344 Amsterdam Avenue, aka 205 West 76th Street.

Joint Committee: 8-1-0-0

## 3. Updating the CEQR Technical Manual

Discussion of the comments submitted individually to the Mayor's Office of Environmental Coordination by Hope Cohen and distributed to the committee on June 29, namely:

Filter some small projects out of the process altogether. The city should modify its CEQR Technical Manual to include its own list of so-called Type II actions exempted from environmental review (an activity that New York State specifically permits local agencies to undertake) to ensure that review only occurs when appropriate in a dense urban environment and is not needlessly burdening small developments

and developers. If the city filters out projects that do not matter, it can apply resources to the projects that do matter. At present, the process burdens small projects and does not adequately examine the large ones.

Exempt projects whose government funding is the trigger for review, most notably subsidized housing projects that are as-of-right under zoning.

Exempt smaller residential projects. The Furman Center points out that "development of no more than a three-family house is currently deemed to be a Type II action. Given the built environment and the density of housing in New York, this cutoff is ridiculously low and should be increased to encompass a single development of no more than a certain number of housing units. Various measures could be used to define this higher cutoff. For example, a new housing project in a mid-

rise zone like R7-2 on a medium-size site of 100 by 200 feet would permit development of 70 to 90 units.â€•

Exempt building modifications that do not increase density. Among these Type II actions are applications to the Board of Standards & Appeals (BSA) for variances in height and bulk distribution. Such applications change a buildingâ€™s shape without affecting its density, and smaller applicants often propose them without the kind of wherewithal of major developers and institutions to weather the review process.

Exempt variances that do not increase infrastructure demands. These include Type II applications to BSA for variances in yard requirements that may increase a buildingâ€™s density somewhat, but without demanding more from city services and infrastructure. The major concern with such applications is the impact on the light, air, and views of neighboring buildings and streets. Fair evaluation of these factors does not require a technical environmental study.

Streamline the materials required to be submitted when an environmental review is needed; I was glad to see that you propose to create a short EAS form similar to that of New York State, but why not just adopt the stateâ€™s form?

Adopt New York Stateâ€™s time limits on the cityâ€™s reviewing agencies for official review and turnaround of documents.

Winifred Armstrong expressed continuing frustration with the as-of-right nature of development at Park West Village and the resulting lack of environmental review.

Roberta Semer urged sending a letter to the Mayorâ€™s Office of Environmental Coordination (MOEC) endorsing and adopting Hope Cohenâ€™s individually submitted recommendations. Page Cowley urged Ms. Armstrong to provide written comments about the Park West Village situation to be included in the MCB7 letter to MOEC, due on July31.

There being no further business, the meeting was adjourned.

Present: Page Cowley, Jay Adolf, Hope Cohen, Mark Diller, Paul Fischer, Daniel Meltzer, Roberta Semer, Tom Vitullo-Martin and John Mark Warren. Transportation Committee: Andrew Albert and Marc Glazer. Absent: Richard Asche, Lawrence Horowitz, Lillian Moore and Ethel Sheffer.

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**Riverside Center Working Group Meeting Minutes  
Helen Rosenthal and Ethel Sheffer, Co-Chairpersons  
Transportation Presentation  
July 20, 2009**

The meeting was called to order by Helen Rosenthal at 7:05 pm. She recognized the contributions and assistance of the committee chairs participating in the meeting, including Ethel Sheffer (RSS Working Group), Andrew Albert and Dan Zweig (Transportation), Elizabeth Starkey (Green). The Chair also recognized and thanked the elected officials and their staffs who attended, including City Council Member Gale Brewer, Greg Monte on behalf of Assembly Member Linda Rosenthal, Jared Chausow on behalf of Senator Tom Duane, Jesse Bodine from Gale Brewerâ€™s office. The Chair also recognized and thanked Adam Meagher from the Department of City Planning for attending and participating.

She also thanked the representatives of Extell Corporation, the developer, for its presentation and participation in the series of meetings to assist the Community Board to understand the many facets of the project prior to certification by City Planning.

**Presentation by the Developer:**

Steve Rosen: AKRF Environmental, Planning and Engineering Consultants.  
• City Planning has not finalized scope for SEIS, so cannot provide final details

Phillip Habib, Engineering Consultant to the Developer.

Outlined methodology for traffic study.

• 4 periods studied • weekday am, weekday midday; weekday pm, Saturday midday

• Public transit studied at peak commuter periods.

• Pedestrian corridors analyzed viz access to public transit.

Approach used is the •reasonable worst case development•

• Freedom Place South and other access points are public access easements, which are studied essentially the same as public streets for EIS purposes.

• 61st Street will be widened on the site; proposal to make West 61st Street run both East and West.

• •A public school is planned for Building 2• • carries with it the expectation that children and school traffic will dominate that corner, requiring a different analytic approach for EIS purposes.

Highway Scenarios studied • one with the Highway buried, and one without. Implications of burying highway include:

• W 61st will cross over buried highway and join the service road leading to 12th Avenue;

• W 59th will end at highway (i.e. will not connect to 12th Avenue/West Street).

Traffic/Intersections:

• CPC asked that intersections studied include 34th, 42nd and 79th even though they are beyond the •immediate• neighborhood usually required for EIS analyses. Over 50 intersections studied.

• Areas of known congestion • lower end of West End Avenue; 12th Avenue where it meets the Highway; 72nd & Broadway; 72nd Street & Central Park West.

• Mitigation will be required. Previous work on impact analysis has already made clear that need.

Parking:

• Sites A-K (including K under construction) • The 1992 Restrictive Declaration approved 2757 spaces; actually built 2549.

• Sites LMN •existing• 2387 (per the lot that current occupies much of the site); proposed 1800.

• Expect to lose 587 spaces and create additional demand for parking once the development is built.

• Six access points to underground space/garages planned.

Steven Hill • architect:

• Buildings 3 and 4 share entrance from circular drive.

• 2 loading bays in Building 1 near end of 61st Street.

• Access to the loading bay in building 5 will be via two truck elevators from 59th Street.

• Also an access to planned car dealership/auto service center

Phillip Habib:

•Pedestrian systems• :

• 60th street corridor for pedestrians linking to new access to 59th street subway entrances.

• 60th will be EIS focus of study since 61st and 59th are streets that do not go through (59th blocked by Time Warner Center; 61st blocked by Fordham).

• 61st Street & WEA will be studied based on planned public school

Buses:

• M66 intersects northern end of RSS; M57 goes by site

• Given long walk (3 avenues) to subway, study will assume that significant portion of users will use the M57 to get to the subway.

• Study will consider the shuttles run by RSS buildings from other portions of site to subway.

Community Board Questions:

Ethel Sheffer (CB7 Riverside South Working Group):

Parking Utilization:

• A: Garages in sites A-J are used at close to capacity (will follow up).

• A: Parking at the existing vacant lot is at about 70% (1600 of 2387 spaces used).

Parking • Transitory vs. accessory; residential vs. commercial:

• A: Demand for parking is expected from several sources • residential (peak overnight); commercial (peak during the working day); hotel (peak expected at night, but day also significant).

• Based on current analysis, expect 1250 spaces to be occupied overnight; and 1100 at midday.

• Based on these assumptions, of the 1800 spaces planned, 600 overnight spaces would be available to non-resident users, as compared with 1600 at the current vacant lot. Expect that there will be displacement users who currently use the lot.

• Cost of parking at the enclosed garage is expected to be greater at the new facility, and is expected to impact demand vs. current vacant lot.

Impact of proposed development on reducing need for cars?

• A: Really a city-wide issue, not one for an individual developer.

• A: Addition of housing will decrease regional auto traffic.

Andrew Albert (CB7 Transportation Committee Co-Chair):

Re-routing buses?

• A: Assumption that MTA would continue to come to the edge of the site. At other portions of the Riverside South development, as access to 72nd and 66th Streets reached the site, the MTA extended M72 and M66 to Riverside Blvd.

• EIS analysis assumes that the M57 will be adjacent but not on site.

Shuttle buses provide access only to Columbus Circle • extend to 57th Street & 7th Avenue (BMT)?

• A: cannot predict MTA reaction.

Metro North stop:

• COUNSEL: expect Metro-North to release its choice of site for a new station in about a month; if M-N wants a station, will build it.

Dan Zweig (CB7 Transportation Committee Co-Chair):

Accessory vs commercial Parking?

• A: Current plan is for purely public parking.

• 550 users of the current vacant lot parking facility are from one building who rarely use/move their cars. There is thus a small number of transients on site currently.

• Expect that residents of the site will receive some form of preference at least for monthlies.

• Proposed development cannot accommodate all displaced parkers; EIS examines surrounding area for additional capacity. Proposal will potentially displace up to 600 cars over a large area..

Freedom Place South meets 59th Street at an acute angle • a right angle would be safer:

• A: Shape of buildings drove street grid adaptation and angle of intersection.

• A: Shape of the buildings in turn was driven by intent to maintain a view corridor along W 60th.

Planning for protected bike lanes? Striping not nearly as good as protected lanes.

â€¢ A: Bike lane located in the greenway in Riverside Park South. Other bikeways not needed given proximity of Greenway.

Shelly Fine (CB7):

Hotel capacity?

â€¢ EIS assumes a worst-case scenario of a 1200 room hotel.

Concerns relating to the transportation needs for a very large hotel (e.g. staff, deliveries, guests etc.)

â€¢ A: Main entrance to the hotel will be on Freedom Place South; service traffic will be on 59th Street

â€¢ A: Truck elevators allow more loading bays below grade than could be accommodated above  
â€“ 7 bays planned below ground while minimizing street interference.

Concerns relating to concentrated demand for access to the hotel (e.g. evening drop-offs, conventions) generating high traffic in limited time interval

â€¢ A: Removing service and truck traffic to below grade bays will allow adequate commercial access for the hotel (greater number of bays than a typical large hotel).

â€¢ A: Also, a widened 59th Street will allow it to be used as a service streetâ€• for this project.

Richard Asche (CB7 Land Use Committee Co-Chair):

Dedicated lane for access to the hotel on Freedom Place South?

â€¢ A: No, out of concern for pedestrians crossing multiple lanes.

â€¢ A: No study done re this concern.

Concern re separating line of cabs for hotel drop-offs and events from traffic flow:

â€¢ A: Attempting to keep curb cuts to a minimum. Joint decision with City Planning to eliminate curb cut for a hotel driveway.

Concern re efficiency of having taxis unload off the street vs on the street:

â€¢ A: Freedom place is not a highly traveled street

â€¢ A: Expect infrequent use of Freedom Place based on use of northern portion of the street.

COUNSEL: Such concerns can be voiced in CB7â€™s resolution on this project.

Tom Vitullo-Martin (CB7):

Stacked parking?

â€¢ A: 2 parking floors without stacking; intent is to avoid need for an attendant.

Car dealership default to parking?

â€¢ A: Per special permit, must be specifics as to use; dealership cannot become parking without a new special permit application.

Concern re access to the solid waste transfer station and its impact on traffic:

â€¢ A: traffic analysis does factor in that facility.

â€¢ A: If the highway were relocated, trucks would need to go north to 61st Street, cross the enclosed highway, and return south on service roads to reach the transfer station.

Opportunity to get garbage removal off the street and below grade (onto railroad cars?):

â€¢ A: Almost impossible to get the Department of Sanitation to pick up from below grade dock.

PENNY RYAN: Would be delighted to set up meeting with DoS; interest in container systems.

Phyllis Gunther:

Freedom Place:

â€¢ A: Expected to be 2-way from 64th to 59th; 1-way from 66-72 (gap from 64-66).

Dealership:

â€¢ A: Studied experience of multiple other dealerships on 11th Avenue.

COUNSEL: dealership is permitted per zoning



Mark Diller (CB7):

Hertz/Avis Use

â€¢ A: From an EIS point of view, to be used only as public parking, not an â€œoccupied use.â€•

Lenore Norman (CB7 Parks & Preservation Committee Co-Chair):

Accessory parking?

â€¢ A: Expect to be largely monthly users, which allows 1 floor of very large garage to be unattended.

Roberta Semer (CB7):

On-site on-street parking free, metered?

â€¢ A: Will turn over public access easements to DoT, which will decide how to use street space.

â€¢ A: Expects no standing to be allowed for 59th Street as service access ab initio.

â€¢ A: Also expects no parking to be allowed in a hotel loading zone on Freedom Place South.

Page Cowley (CB7 Land Use Committee Co-chair):

Concern re pedestrian access to the garage(s) (keeping pedestrians off ramps):

â€¢ A: Each building would have secure elevator to the garage.

â€¢ A: Some other RSS buildings have additional elevators for public access.

Loading bay elevators:

â€¢ A: More typical with commercial buildings

Access for removal of refuse/trash:

â€¢ A: Still at an early stage in design process.

â€¢ A: Bays on 59th Street will provide access for hotel refuse.

Elected Officials:

Gale Brewer (Member, City Counsel, 6th District):

Space available for Zip Cars (short-term rental car facility)?

â€¢ A: Would address when City Council requires.

COUNSEL: Zoning permits Zip Cars.

Mandarin hotel at Time Warner Center as basis of comparison:

â€¢ A: Not necessarily planning 1200 rooms; just worst-case scenario included in EIS.

CHAIR: 248 hotel rooms at the Mandarin.

â€¢ A: one entrance point for a 250 room hotel is consistent with access planned for the project.

Community Comment:

Madeleine Polayes (Coalition for a Livable West Side):

Impact on traffic viz John Jay College?

â€¢ A: Have considered John Jay as a source of parking users and of traffic affecting site.

Prices for parking:

â€¢ A: Studies look at utilization and capacity, not pricing (market forces will influence pricing).

Access to sanitation garage / transfer station â€“ how re-routing traffic?

â€¢ A: If highway remains, access remains the same.

â€¢ A: When highway is relocated, 59th Street will be severed from transfer station, and garbage traffic will be required to travel up access road to 61st Street, cross the covered highway, and return south to the station entrance. Going out, Sanitation will use West Side Highway.

Penny Ryan: Must anticipate all commercial garbage in Manhattan going through that site.

A: Not in current planning.

Batya Lewton (Coalition for Livable West Side):

Highway capacity manual treats each intersection independently, which leads to skewed and non-sensical results. Better software is available that avoids undercounting of problems and reveals errors in proposed solutions.

â€¢ A: Will use what CPC requires.

CB7 should consider requesting alternatives.

Anne Weisberg (10 West End Avenue):

Heschel School will expand to K-12; does the EIS consider this change?

â€¢ A: Will get back on details relating to that school â€” not sure how much growth for school was considered.

Tour buses that now have permits to park on WEA:

â€¢ A: Expect permits will be displaced. DoT does a good job of curb management â€” when demand in the area changes due to new development, they adjust.

Olive Freud (Committee for Environmentally Sound Development):

Concern for subcellar viz flooding, Hudson penetration:

â€¢ A: Lowest levels will be built as a bath tub similar to World Trade Center system.

â€¢ A: Some buildings in RSS north are below 100 year flood; 59th Street itself is below 100 year flood mark.

Should be designing buildings in a different way given global warming and related concerns.

â€¢ A: EIS will address rise in sea level.

Daniel Cassell (315 West 61st Street): Concern re the view of ConEd Powerplant: truck bays and use of 59th Street as a commercial and garbage access corridor are inconsistent with view of proposed landmark.

Paul Willen (Neighbor):

Service corridor on 59th Street is hostile to the (proposed) landmarked building.

â€¢ COUNSEL: Con Ed will remain a powerplant for the foreseeable future.

â€¢ No indication that Metro-North/MTA will even run freight trains for garbage removal.

Parking will encourage use of cars. How arrive at the 600 spaces for non-accessory use?

â€¢ A: Total capacity of 1800 evolved from number of spaces that can be physically accommodated. Puts back as many as possible.

â€¢ Should consider that popularity of lot that exists now is driven by cheap pricing, which likely will change with new garage

Daniel Cassell (Neighbor):

The â€œforeseeable futureâ€• of the Con Ed powerplant should consider that the project will take many years to complete.

â€¢ A: Steam generation different than electric power production; few other sources of steam remain.

Lew Spoler (10 West End Avenue):

Concern re wind being funneled up over hill from the Hudson and Riverside Park South; configuration of buildings will concentrate wind like a wind tunnel.

â€¢ A: Wind will be addressed in SEIS.

Peter Jenkins (Neighbor):

Consider a light rail access option in the future?

â€¢ A: Amtrak uses as the right of way and maintenance facility; insufficient space for additional uses.

Adjourn: 9:25

Present: Helen Rosenthal, Page Cowley, Sheldon Fine, Phyllis Gunther, Lenore Norman, Klari Neuwelt, Elizabeth Starkey. Board Members: Marl Diller, Miki Fiegel, Roberta Semer.

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**Steering Committee Meeting Minutes**  
**Helen Rosenthal, Chairperson**  
**August 5, 2009**

**1. LPC comments on Chabad Application.**

- a. Some LPC members expressed concern about facadism; some LPC members expressed concern about the back of the building; some LPC members expressed concern about the split floor. Chairman Tierney told the applicant's architect to go back to the drawing board to see if the concerns raised could be addressed; no vote was taken.
- b. An open issue remains as to CB7's role on landmarks issues. The Landmarks Preservation laws look to specific criteria relating to the appropriateness of proposed modifications to individual landmarks and structures within historic districts. Comments and concerns raised at CB7 Committee and Full Board meetings have included concerns and issues that embrace a wider spectrum of issues. Views expressed included that CB7's mandate to be the voice of the community empowers us to include concerns that are not precisely on point, since our role is broader than that of the Landmarks Preservation Commission; vs. that our deliberations should be more closely tailored to the standards used by LPC and the enabling legislation and regulations.
- c. Training on Landmarks review procedures from experts such as Simeon Bankoff of the Historic Districts Council and/or Felicia Mayro of the Neighborhood Preservation Group would be welcome; Penny Ryan will pursue.

**2. Status of proposed Riverside Center.**

- a. CB7 has held forums relating to specific aspects of the developer's proposal, including open space, transportation & parking; and environmental sustainability. The developer attended all forums and made presentations at the open space and transportation/parking forums.
- b. The project has not yet been certified.
- c. CB7 should meet with City Planning to explore their views and to share our community's initial reactions to the issues presented by the proposal in its current form. Such a meeting would be useful even if City Planning is not ready to engage on its views. The meeting should be timed so that CB7 has in hand the reports commissioned from our expert consultants.
- d. Senator Duane is working to set up a meeting with Department of Education concerning the need for a school at the site.
- e. The traffic issues expected to be created by the proposed development on access to the 59th Street Waste Transfer Facility are material and must be addressed.
- f. Metro-North has expressed interest in building a station at the site; Penny will advise when a meeting with the MTA has been set to discuss this initiative.
- g. The intersection of Freedom Place South and 59th Street is proposed to be at an angle. The angle will create an unsafe traffic sightline, and adds to the insularity of the space.

**3. Intro 1015 – Safety on Construction Sites where Work is Suspended.**

- a. Council Member Garodnick has asked for CB support of the measure which would tie renewal and extension of building permits to compliance with certain prescribed notice and safety protocols relating to construction sites at which activity has been suspended or halted. Borough Board and the DOB support the measure. There are currently no sites in our District to which the measure would apply.

- b. The most significant issues concern construction sites at which the structures are half-completed, especially those lacking exterior walls.
- c. Notice to community should be provided before work can re-start.
- d. Resolution to support Intro 1015, with the suggestion that the Bill be amended to include references to inspecting temporary perimeter fencing and the interior of incomplete floors at high-rise projects, and a requirement of notice to the affected community board before work can be re-started:

VOTE: Steering Committee Members: 12-0-0; Board Member: 1-0-0.

#### **4. Labor Issues at Park West Village.**

- a. Developer Chetrit originally committed to using union labor for at least a portion of the project.
- b. Developer is now moving to an “open” shop, using non-union labor for key aspects of the construction. The developer cites economic hardship as its motivation for the change.
- c. Certain non-union safety supervisory teams will remain at the site.
- d. Concerns include the safety protocols and training absent union presence; lower than prevailing wages and benefits being paid to workers, and the impact of these changes on both workers and the community at large.
- e. The Chair, supported by Shelly Fine, Mark Diller and District Manager Penny Ryan, will gather additional facts and report to the Steering Committee.

#### **5. Community Board Partnership Program.**

- a. All Community Boards in Manhattan are being paired with another Board to share ideas, per an initiative from the Mayor’s office. Members of corresponding committees are expected to attend each other’s meetings. Community Boards are expected to report on the exchange program in November. CB7 is paired with CB1.
- b. Committee chairs should have a brief report on what was learned to be prepared by October steering committee.
- c. Given scheduling and jurisdiction issues, CB7’s Landmarks and Transportation Committees will select a different CB to attend.

#### **6. Agency Responses to CB7 Resolutions.**

- a. Analysis of agency responses following Board.
- b. Apples and oranges with most resolutions due to modifications and negotiations “not worth pursuing further.
- c. Will take an example of “successful” resolution and follow-up, then post on the website.
- d. Proposed that a Vice Chair take this on.

#### **7. Buddies for New Board Members.** Board members will volunteer to assist new members at Full Board and Committee meetings.

#### **8. Gale Brewer.** Work on a bill that would increase transparency in government.

#### **9. Unions.** The Steering Committee discussed issues relating union labor.

#### **10. Board Member Absences.** Chair and committee chairs will discuss with members involved.

Present: Helen Rosenthal, Andrew Albert, Page Cowley, Mark Diller, Mike Fiegel, Sheldon Fine, Klari Neuwelt, Lenore Norman, Michelle Parker, Chalres Simon, George Zeppenfeldt-Cestero and Dan Zweig. Board Member Hope Cohen. On-Leave: Alberto Cruz, Absent: Barbara Adler, Richard Asche, Lindsey Boylan, Victor Gonzalez, Bob Herrmann, Madge Rosenberg, Elizabeth Starkey, Mel Wymore.