

Full Board, Committee, and District Service Cabinet Minutes

Full Board Meeting Minutes

Mel Wymore, Chair

May 4, 2010

Approval of minutes from previous full board meeting.

VOTE: 33-0-0.

Chair's Report – Mel Wymore:

Neighbor of the Month – Bill Telepan (presented by Miki Fiegel).

- Bill is a restaurateur, working to bring healthy food to children in public schools
- Working with 8 schools and 45 volunteers to spread the word about healthy and sustainable food.
- WellnessInTheSchools.org – will present at a panel at AMNH as part of the “New Tastes of the UWS” event May 21-22, highlighting school wellness initiatives on the Upper West Side.

Welcome new members:

- Dahlia Mahmoud, Eric Shuffler, Gabriella Rowe, Elizabeth Caputo.

Central Park Tennis Bubble Proposal

- The Parks Dep’t withdrew the proposal to erect bubbles over the 95th Street tennis courts in winter.
- Community responded quickly – became a citywide issue. CB7 held hearings, conducted site visit.
- Parks listened to the community.

Community Board Budget

- Mayor’s Executive Budget includes additional cuts to CBs. Unable to maintain staff hours.
- Rally May 15th to lobby for restoration of our budget.
- Loss of staff hours will reduce the chance to engage directly with the public on crucial issues.

Elected Officials Reports:

Christine C. Quinn – Speaker, City Council:

- Teamed with Gale Brewer to reduce tour bus noise via headphones for passengers.
- Working on final landmark approval for West-Park Presbyterian Church – vote on 5/12.
- Renewing the childhood nutrition act seeking greater funding, enhanced healthy food resources.
- Expanding recycling to all rigid plastic. NYC should be a leader on recycling again.
- Expanding recycling bins in public spaces from 300 to 700, and per Local Law 19 in schools.
- Instituting clothing and textile recycling – 10% of our waste stream.
- Seeking to mandate household hazardous waste cleanup in each borough.
- Paint recycling pilot – with view to a later mandatory program.

Responses to Questions:

- Charter revision may take up suggestion of time limit on LPC deliberations – many examples of proposed landmarks that take years to proceed to a hearing or vote.
- Bill to close Central Park Drives to cars deserves a hearing – need input from many views.
- Studying Executive Budget re proposed closings of fire houses and senior centers – each essential. Difficult to finalize City budget without knowing how the State budget will work out.
- MTA service cuts: Working to close gaps – seeking funding (congestion pricing, toll bridges).
- 7 train extension without station at 10th & 41st – seeking federal “TIGER2” funding.
- Senior centers closing is concern – first hit will be those that do not serve meals.
- CB baseline funding cut within Mayor’s purview; Council has restored funding each year.

Melissa Mark-Viverito – City Council, 8th District:

- Staff available for consultation at the Columbus/Amsterdam BID every other week.
- Progressive caucus member – please respond to the survey.
- Chaired hearing of concessions committee – seeking greater accountability and transparency.
- DHS – will be working with the new commissioner re 107th temporary facility.
- Transit rally at TWU Local 100 – looking for stimulus money to be used for operations.

Gale Brewer – City Council, 6th District:

- District office open house 5/17.
- CB budgets – huge push in every year to eliminate cuts.
- Summer youth employment proposed to be reduced from 53K to 17K jobs – not acceptable. Reduction reflects share in doubt because State budget not finalized and funding not secure.
- Lincoln Square BID – working to make streets and stores age-friendly to seniors.
- Paid sick time bill – hearing 5/11.
- Working with West Park Presbyterian to find new funding and/or new uses.
- Inviting questions for head of Office of Management and Budget at May 13th hearing.
- Charter Revision – supporting CB7 member Hope Cohen's efforts to ensure adequate notice to the public (example of 1-day notice during a religious holiday is unacceptable).

Corey Peterson – Manhattan Borough President Scott Stringer's UWS Liaison:

- Press conference on 4/12 re report cataloguing school planning failures by DoE.
- More than 43% of elementary and middle schools show effects of poor planning. Examples of co-location approvals without adequate plans to allocate scarce and shared space.
- Report proposes concrete steps to improve planning and engage the community.
- BP's Overcrowding War Room: creation of PS 452 in the IS44 building – PEP approved.
- Charter Revision – BP proposed changes – on website.

Reports by representatives of elected officials:

Tara Alport – Assembly-member Linda Rosenthal's Office:

- Passed bill allowing delivery of orders of protection delivery via fax and e-mail – ending delays.
- Vacancy decontrol bill protecting affordable housing passed the Assembly.

Shane Seger – Assembly-member Daniel O'Donnell:

- Manhattan Valley visioning project with Pratt students – follow-up to forum in March.
- Meeting 5/6 at Ascension Church on 107th Street to present forum ideas to a broader audience.

Jared Chausow – State Senator Tom Duane's Office:

- NYS Dep't of Environmental Protection ruled against Fract drilling for natural gas.
- Calling for a statewide moratorium on fract drilling until DEP completes its study.

Michael Kaplan – Assembly-Member Richard Gottfried's Office:

- Bill to create online means to register as an organ donor.

Community Session:

Linda Alexander – CB7 Member, with Clayton Hale, Craig Norbert & Laurent Landau, neighbors:

- Concern re Redeemer Church (150 West 83rd Street) – proposed one-storey addition for a community center adding more than 20 feet to height (equivalent of 2 stories).
- Assured by church at meeting that addition would not affect neighbors.
- Architect's renderings shown at meeting vastly different than what was built.
- Glad to have church in the community, but concerned about misleading representations.
- Large glass panel windows overlooking a terrace 18' from residential building.
- Problem is not worship area or children's classrooms, but rather huge reception hall.
- Responses to Questions:
 - Requesting Dep't of Buildings audit of plans and construction.
 - Re-examine maps to verify the site is not in the Historic District.
 - Church has offered to meet with the community to discuss.

Rhoda Green – 392 CPW:

- Proposed retail expansion at 95 West 95th: poor notice by applicant before Land Use meeting.
- Removing mom & pop stores in favor of big-box stores not acceptable.
- 1,400 signatures from community distraught about proposed development.

Edward Green – 392 CPW:

- Likes mom & pop stores – become part of community.
- Whole Foods is not a substitute for local stores. Wants local stores to continue.

Peter Arndsten – Columbus-Amsterdam BID:

- Manhattan Valley Family Days May 16 & 23rd – variety of activities; street closings.
- Future of Manhattan Valley visioning - follow-up on A-M O'Donnell's planning meeting.

Business Session

Mel Wymore, Chair

Resolution Re:

1. Manhattan Borough Board resolution in support of Assembly Bill A.10008 and Senate Bill S. 6873, which closes loopholes to make it possible to prosecute and close down "illegal hotels".

Michael Kaplan:

- Bill would clarify that Class A multi dwellings may be used only for residential use.
- Allows hotels that had Class A certificates of occupancy grace period to fix their licenses.

After deliberation, the resolution in support of the bills was approved.

VOTE 37-0-0-0.

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

Resolution Re:

2. 95 West 95th Street (Columbus Avenue.) Resolution to disapprove application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC requesting a modification of the previously approved Large Scale Residential Development (LSRD) within the former West Side Urban Renewal Area, to facilitate the enlargement of the 1st and 2nd stories of an existing 33-story mixed use building at the above referenced location, to utilize available floor area for commercial and community facility uses.

Committee Co-Chairs Presentation - Page Cowley and Richard Asche:

- This building is the 3rd of 35 projects on UWS in a Large Scale residential Development district to seek modification of the site configuration and zoning. Based on zoning amendment approved 2

years ago.

- Owner seeking creation of two-storey retail additions to the lot line along Columbus and 95th Street.
- First 2 buildings to seek modification were poorly designed; this building has functioning passageways on Columbus Avenue that would be blocked by the proposed additions.
- Proposal would limit building access to a single side-street alley beneath the overhang of the new retail.
- Land Use Committee sought improvements to the design proposal, applicant modified the proposal.
- New proposal only available 2 business days before full Board meeting, and has not been reviewed at a subsequent Land Use meeting. Architects forthcoming in showing changes to one committee chair.
- Zoning amendment provides that City Planning may not approve unless CB has had 45 days to review.
- Since neither City Planning nor the Applicant will re-start the 45-day review period for this type of application based on the new plans, Board must comment on the original proposal presented.
- City Planning claims this is a modification of original plan, and thus does not start a new 45 day period.
- Developer did address committee concerns – problem lies with time to review and assess new design.

Developer Presentation - Michael Sillerman (attorney from Kramer Levin) and Dan Goldner (Architect):

- Applicant listened and responded to issues raised by the committee.
 - Efforts to accommodate committee concerns becoming a reason to disapprove.
 - Application is based on amended zoning regulations adopted by CB7.
 - Adhering to CB7 standards – including no big box stores, windows that enliven the street.
 - Only adding 4900 sq ft – building to the lot line as permitted by zoning amendment.
 - Tenants support application. Intent is to create a better open space for tenants and expand retail.
 - Responded to concerns and criticism of open space as not harmonious – changed to meet concerns.
 - Will not agree to adjourn consideration at City Planning. Do not assume request was not made.
 - No quorum at Land Use committee – vote was 3-2.
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- Entryway to the building will be on 95th through open space under an overhang of second story retail.
 - Addition will be a scale modifier of a brutalist tower; will mediate between sidewalk and building.
 - Re-doing community room for the tenants; also creating roof terrace garden and lots of green areas.
 - Revisions since committee meeting not a new plan – same square footage proposed.

Owner Presentation - Scott Alper:

- Instructed team to respond to CB7's comments and concerns – they have done so.
- Understand hasn't had time to digest changes.
- Committed to working with existing tenants. Wants the mom & pops to continue once stores reopen.
- Unfair to ask for more time – took owner 2 years to get the project certified by City Planning.

Presentation by Tenants Association of 95 West 95th (Leslie Burns, Gary Rosero):

- Tenants were given an opportunity to comment after a proposal made at the building – no dissent.

- Existing playground has been in terrible condition for 25 years – developer will renovate.
- Sees the change as a positive for the building - owner has been responsive.
- Assured that the costs of addition would not be passed along to residential tenants.
- Design puts underutilized space to work to enhance the building.
- Wants to ensure that mom & pop stores remain as they add character and help build the community.
- Tenants Association voted in favor of this project.

Community Comment: The following members of the community made one or more of the following points:

Michelle van Vlaanderen (43 W 93rd); Rosemary Robinson (70 W 95th); Joyce Brown (160 W 95th); Orin Kotula (46 W 95th); Anthea Lingeran (12 W 96th); Cynthia Lane (49 W 96th); Patrick Finnegan; Sherri Oustalet; Roberta Margolin; Dawn Sprauve (50 W 97th); Tilly Katz; Cathy Unsino (372 CPW); Roberta Gilty; Ken Michaels (7 W 96th); Madge Huntington; Beth Sasson; Ann Lewis (93rd – 94th Street Preservation Alliance); Gerald Sider (Olmstead Co-op Association, PWV).

- Concerned that new retail will house big box stores that take rob the neighborhood of its character.
- Current Health Food Store retail great local retail – quality, good prices, and community feel.
- Community is loyal to mom & pop retail (health food store, Chinese restaurant).
- Benefits inure only to the residential tenants, not the stores or the community.
- 1,400 signatures so far on a petition to oppose.
- Concern about losing an extra-wide sidewalk with mature trees.
- Wide sidewalk becomes a form of community open space that is needed in dense area.
- Good local Chinese fare is a basic necessity of Upper West Side life.
- Ultra-Modern design does not fit in with neighborhood.
- Mom & Pop stores essential to neighborhood character – must nurture and support.
- Concern over developer's refusal of a mere 45 days for further review.
- Benefits to residential tenants should have been provided years ago – only offered when permit sought.

Comment by Current Retail Owners:

- Penny Chong – Hunan Park: Restaurant has been part of the community for years – values presence.
- Jakey Patwari – Subway Sandwich Store: Made a considerable investment in renovating the store 2 years ago – told by the owner that they could stay 10 years. Cannot afford to close for 2 years.
- Anne Cottavoz – Owner of Health Food Store Columbus Natural Food: Fulfilling relationship with customers, who have become friends over the years. Store is a community meeting place. Appreciates landlord's offer of space in the new buildings, but not assurances on length of delay or new rent.

Board Comment and Discussion: Board members voices one or more of the following comments and concerns:

- Concern over developer's unwillingness to restart a 45 day clock on a project that would take years.
- Concern about voting on a proposal that is no longer the same application that was heard at committee.
- Concern that voting on the merits of the proposal will be construed as accepting the timing.
- This may be CB7's only opportunity to weigh-in with City Planning – so should vote on a resolution.
- CB7 should combine design concerns with timing in a fleshed-out resolution to disapprove.
- Note that residential residents in building support the proposal.

- Benefits for residential tenants linked with changes in stores.
 - Issue is whether benefits to residential tenants balance the impact on the community.
 - Existing retail will be displaced for at least a year – question whether they can be grandfathered into new retail, with concessions to abide the 1-2 year period they will be out of business (and at what new rent).
 - 95 West 95th is a sad urban renewal failure.
 - Question whether developer would relocate stores temporarily and put tenants back in place when completed.
- A: Developer would consider it – would need to sit down and work out details.
- There will be more applications under this zoning amendment – must settle timing with City Planning.
 - CB7 not responsible for delay in certification at City Planning.
 - Compare refusal of new 45 days with prior applicants who shared designs with CB7 pre-certification.
 - Add language to resolution expressing concern about timing, and ask City Planning to refrain from vote.

After deliberation, the resolution to disapprove the application was adopted.

VOTE: 40-0-3-0.

**Preservation Committee, Lenore Norman and Gabrielle Palitz, Co-Chairpersons
Joint with Parks & Environment Committee, Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons.**

3. Riverside Park. Resolution to approve the Department of Parks and Recreation's proposal for the restoration of the 101st Street Field House, including much needed public restrooms in this heavily used area, programming space, and a base for a park maintenance worker.

- Robert Moses-era loggia in structures used to enclose railroad tracks in Riverside Park. One of several at intervals along the tracks (others include one at the 79th Street Boat Basin, and another at 106th Street – both used as restaurants).
- Loggia fell into disuse and disrepair; archway colonnade filled in with cinderblocks in the 1960s; interior space devastated by fire in the 1970s.
- Project from students and faculty at Parsons to design and build restoration – restore comfort stations, renovate community and office space.
- Students presented to two CB7 committees twice (Preservation and then Parks/Environment) – proposal greatly improved from first presentation to second based on collaborative and positive dialogue between students and committees.
- Students' work was of consistently high quality, with detailed presentations and attentive responses.
- Since Riverside Park is a landmark, the renovation of the loggia requires a Certificate of Appropriateness finding and resolution.

After deliberation, the resolution to approve the application for a certificate of appropriateness was adopted.

VOTE: 38-0-0-0.

Youth, Education & Libraries Committee, Mark Diller, Chairperson

4. Resolution in support of the work of the West Side Crime Prevention Program and its Safe Haven initiative.

- The Program offers a variety of services to promote the safety of community residents, with a focus on many aspects of safety for school-aged children.

- The Safe Haven program offers children a refuge to call for help when feeling unsafe on the streets.

After deliberation, the resolution honoring the Program was adopted.

VOTE: 38-0-0-0.

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

5. **695 Amsterdam Avenue** (West 94th Street.) Resolution to approve renewal application #B01527 to NYC Taxi & Limousine Commission by New Family Radio Dispatcher Inc. for a For Hire Base Station license.

After deliberation, the resolution to approve was adopted.

VOTE 37-0-0-0.

Business & Consumer Issues Committee, Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

6. Applications to the SLA for a two-year liquor licenses:

- **127 West 72nd Street** (Columbus Avenue) Imperial Food New York Corp, d/b/a “To Be Determined”.
- **612 Amsterdam Avenue** (West 89th Street) Nipa Thai Restaurant Corp, d/b/a Thai Season.

After deliberation, the resolution to approve the applications was adopted.

VOTE: 37-0-1-0.

7. Unenclosed Sidewalk Café Renewal Applications:

After due deliberation, resolutions to approve the following applications were adopted.

- **193 Columbus Avenue** (West 68th -69th Streets.) Renewal application DCA# 1216111 to the Department of Consumer Affairs by Yunhua on Columbus Inc., d/b/a Empire Szechuan for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

VOTE: 39-1-0-0.

- **241 Columbus Avenue** (West 71st Street.) Renewal application DCA# 0895637 to the Department of Consumer Affairs by Burrito Junction, Inc., d/b/a Harry’s Burrito for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 36 seats.

VOTE: 39-1-0-0.

- **570 Amsterdam Avenue** (West 87th -88th Streets.) Renewal application DCA# 1068447 to the Department of Consumer Affairs by Rancho West Corporation, d/b/a Rancho, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

VOTE: 39-1-0-0.

- **668 Amsterdam Avenue** (West 92nd – 93rd Streets.) Renewal application DCA# 1139454 to the Department of Consumer Affairs by Talias Restaurant Group, LLC d/b/a Talia’s Steakhouse & Bar, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 36 seats.

VOTE: 38-2-0-0.

- **732 Amsterdam Avenue** (West 96th Streets.) Renewal application DCA# 1138270 to the Department of Consumer Affairs by Le-Se Amsterdam 732 Restaurant, Inc., d/b/a Dive Bar, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 17 seats.

VOTE: 39-1-0-0.

8. Enclosed Sidewalk Café Renewal Application:

- **368 Columbus Avenue** (West 77th- 78th Streets.) Renewal application DCA# 1085915 to the Department of Consumer Affairs by Ixhel Corporation, d/b/a Café Frida, for a two-year consent to operate an enclosed sidewalk café with 10 tables and 28 seats.

Board Comment:

- Renewal of existing enclosed cafés should not be automatic. Many policy issues arise from this

use of otherwise public sidewalk space, including that the rent charged by the City is silly. CB7 has been told for years that Department of Consumer Affairs and related City Agencies would revisit rules relating to granting applications – and did so for unenclosed cafés – but has not done so for enclosed cafés.

- BCI Committee continuing examination initiated by the Transportation of identifying and seeking redress for abandoned enclosed cafés.
- DCA is now able to issue building violations through the Department of Transportation for vacant cafes.
- The current applicant, Café Frida, realizes the benefit it has received. Is a good neighbor.
- Should not penalize this tenant or owner because of irresponsible acts of others elsewhere.
- No complaints about this restaurant's operation and use of the café.

After deliberation, the resolution to approve the renewal application was adopted.

VOTE: 34-6-0-0.

9. New Unenclosed Café Applications:

- **392 Columbus Avenue** (West 78th – 79th Streets.) New application DCA# 1347140 to the Department of Consumer Affairs by Open City Restaurant Group, LLC, d/b/a Café Ducale, for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 34 seats.
- **612 Amsterdam Avenue** (West 89th – 90th Streets.) New application DCA# 1345730 to the Department of Consumer Affairs by Nipa Thai Restaurant, Corp., d/b/a Thai Season, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.
- **2607 Broadway** (West 98th-99th Streets.) New application DCA# 1345744 to the Department of Consumer Affairs by Workhorse Restaurant Inc., d/b/a Regional, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

After deliberation, the resolution the approve the applications for new unenclosed sidewalk cafés was adopted.

VOTE: 39-0-1-0.

Resolution from the Floor sponsored by the Chair.

10. Resolution to oppose certification by City Planning of the Riverside Center project between May 10th and September 2010.

- Purpose of ULURP is to engage the community in a meaningful dialogue on the merits of proposed developments that will impact the community.
- Attempting to hold Charter-mandated hearings and evaluations during the summer months, when prior experience demonstrates that public attendance during vacation season is unlikely, will defeat the purpose of ULURP.
- Postponing certification until September if May target is not met is reasonable to ensure robust public opportunity to be heard on a large-scale development whose impact will continue to be felt for a century.

After due deliberation, the resolution to oppose certification between May 10th and September 2010 was adopted.

VOTE: 37-0-0-0.

Adjourned 10:45 pm

Present: Mel Wymore, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Brian Byrd, Elizabeth Caputo, Louis Cholden-Brown, Kenneth Coughlin, Page Cowley, Mark Darin, Mark Diller, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Robert Herrmann, Ulma

Jones, Blanche E. Lawton, Marisa Maack, Dalia Mahmoud, Judith Matos, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Michele Parker, Anne Raphael, Oscar Ríos, Suzanne Robotti, Haydee Rosario, Madge Rosenberg, Helen Rosenthal, Gabriella Rowe, Roberta Semer, Ethel Sheffer, Eric Shuffler, Charles Simon, Elizabeth Starkey, Barbara Van Buren, Cara Volpe, George Zeppenfeldt-Cestero and Dan Zweig. On-Leave: Daniel Meltzer. Absent: Hope Cohen, Victor Gonzalez, Phyllis E. Gunther, Lillian Moore, Nick Prigo and Thomas Vitullo-Martin.

Business & Consumer Issues Committee Meeting Minutes
Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairs
May 12, 2010

Applications to the SLA for a two-year liquor licenses:

1. 142 West 65th Street (Bway) RA Patina d/b/a To Be Determined
Richard Nasca, Skene Law Firm, PC, represented Patina presented. Applicant submitted list of certified postings. GZ remarked that he made a site visit but could not enter because he did not see any postings and it was a hard hat area. Seats over 125 ppl, two stories, with service bar. Restaurant opens at 5:30 a.m. and closes at 10 p.m., Mon/Tues; Wed, Thur, Fri, 11:30 to 10 p.m. Committee approves application: 7-0-0-0; 1-0-0-0

2. 100 West 82nd Street (Columbus Avenue) 100 West 82nd Street, LLC d/b/a Ditch Plains
Mark Murphy owner presented to the committee. Committee queried about delivery practices and bicycle storage. 22 tables; 20 booths; 190 seats; 15 seats at bar. Committee approves application: 7-0-0-0; 1-0-0-0

Unenclosed Café Renewal Applications

3. 2186 Broadway (West 77th – 78th Streets), Cusi, Renewal application DCA#1262190. Second time applicant has not appeared. Committee votes to disapprove application: 7-0-0-0; 1-0-0-0

4. **433 Amsterdam Avenue** (West 80th/81st Streets) Renewal application DCA #1027125 for a two-year consent to operate an unenclosed sidewalk café. Manager presenting. Haru Amsterdam Avenue Corp. d/ba Haru. 7 tables; 22 chairs; no change. Committee approves renewal application: 6-1-0-0; 1-0-0-0

5. **442 Amsterdam Avenue** (West 81/82 Streets). Michael Staff presenting. Amsterdam Restaurant Group, d/b/a Gin Mill. Renewal application DCA#0953744 for a two-year consent to operate an unenclosed sidewalk café. 8 tables; 14 seats. Mr. Staff will speak with beer distributor to minimize the noise of beer kegs being delivered. Committee Approves the renewal application. 6-1-0-0; 1-0-0-0

6. **477 Amsterdam Avenue** (West 83rd Street). Renewal application DCA #0883095 for a two-year application to operate an unenclosed sidewalk café. Earl Gear, owner, presenting for Amsterdam Restaurant Corp. d/b/a Hi Life Bar & Grill. 9 Tables; 26 seats. Committee Approves the renewal application. 6-1-0-0; 1-0-0-0

7. **718 Amsterdam Avenue** (West 95th Street). Renewal application DCA#127777. Iano Corp. d/b/a Acqua for a two-year application to operate an unenclosed sidewalk café. Sebastiano Cappitta,

owner presenting. 18 tables; 36 seats.

Committee Approves the renewal application. 7-0-0-0; 1-0-0-0

8. **2728 Broadway** (West 104/105th Streets) Renewal application DCA#12277777 BY Tokyo Pop, LLC , d/b/a Angelina Pizza Bar, for a two-year consent to operate an unenclosed sidewalk café with 17 tables and 34 seats. Committee Approves the renewal application. 7-1-0-0; 1-0-0-0.

9. **2756 Broadway** (West 106/107th Streets). Renewal application 0890575 by Wild Rose Management., Inc. d/b/a Meridiana Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 31 seats. Pinar Nicolosi, owner presenting. Committee Approves the Renewal Application: 8-0-0-0; 1-0-0-0

Enclosed Café Renewal Application

10. 200 West 60th Street (Columbus Avenue). Renewal application #0984345 by Heledona, Inc. d/b/a Olympic Flame Diner for a two-year consent for 11 tables; 32 seats. Bascilios Katsanos, owner presenting.

A neighbor, Patricia Rines, TA president, says it's a great community restaurant. She was joined by several neighbors.

Committee Approves the Renewal application: 7-1-0-0; 1-0-0-0

New Unenclosed Sidewalk Café Applications

11. **2398 Broadway** (88th Street) New application DCA #1351071 by Aged 88 Street, LLC d/b/a Aged for a two-year consent to operate an unenclosed café with 17 tables and 36 seats. Michael Kelly, expediter.

Committee approves application: 7-1-0-0; 1-0-0-0

12. **935 Columbus Avenue** (West 105/106 Streets) New application DCA #1347879 by Amsterdam Avenue Restaurant d/b/a Fortago for a two-year consent to operate an unenclosed café with 20 tables; 40 seats. There will be a barrier around tables. Committee questioned wraparound, but it's on two wide streets. Peter Arndtsen, CA BID Executive Director confirmed it would be a good site for this type of café. Michael Kelly, expediter, presenting.

Committee approves application: 7-1-0-0; 1-0-0-0

13. **969 Amsterdam Avenue** (107/108th Streets). New application DCA #1348898 to operate an unenclosed sidewalk café with 9 tables; 18 seats. Ploy Dee, Inc. d/b/a Wondee Siam V. Bert Cormack, partner, presenting. They have bicycle messengers, but have identification vests and helmets.

Committee approves application: 7-1-0-0; 1-0-0-0

14. **982-988 Amsterdam Avenue** (West 108/109) New application DCA #1347879 by Amsterdam Avenue Restaurant, LLC d/b/a Village Pour House for a two-year consent to operate an unenclosed café with 10 tables; 24 seats. Joe Gerics, manager, presented.

Opposing neighbors presented, including Altan-Bonnet, 200 West 109th Street, Ophir Prusak, 200 West 109th Street #B6, Barbara Good, 45 West 69th Street but member of condo board at 200 West 109th Street, Laurie Wilesmith, 200 West 109th Street. Residents said there was no notice posted regarding the application at CB7; the plans show no awning; there are still noise problems, primarily bass speakers, from the sound system. Complained 5/11 and there was no amelioration. Mr. Prusak said Poor House noise is emanating from outside, rather than inside. Restaurant is open until 4 a.m.

Thursday through Saturday. Ms. Good said they were not notified two months in a row. She feels that more people would have shown up had they received earlier notice.

GZ recommended the restaurant should close their outside café by 10 p.m.

Peter Arndtsen, CA BID Executive Director feels that a sidewalk café would make the area safer.

Committee Denies without Prejudice and will readdress application next month, but only if the owner of the Pour House attends. And will approve only if noise and other related issues are resolved. 8-0-0-0; 1-0-0-0

Preservation Committee Meeting Minutes
Gabrielle Palitz and Lenore Norman, Co-Chairpersons
May 13, 2010

The Preservation Committee of Community Board 7/Manhattan met on May 13, 2010, at 6:30 pm at the CB7 Office, 250 West 87th Street, New York, NY 10024. The following topics were discussed.

1. 130-132 West 70th Street (Broadway-Columbus). Application #10-5379 to the Landmarks Preservation Commission to construct a rooftop and a rear-yard addition, reconstruct a stoop and alter the front areaways.

Counsel: Howard Zipser of Akerman Senterfitt, LLP

Owner: Mr. Roy Neiderhoffer

Architect: Francis Klein, Dolores Martinez

Structural Engineer: Don Freedman

Presentation by Mr. Zipser:

- The project entails the combining of two town houses for use as a single family house.
- The entire design and construction team came to describe and explain the scope of work and to answer questions posed by neighbors.
- The neighbors' concerns related to noise and construction methods.

Presentation by Mr. Klein, Ms. Martinez and Mr. Freedman:

- The project consists of two townhouses.
- No. 130 has its stoop; a new stoop replicating No. 130 will be built at No. 132.
- The façade that has missing elements and components will be fully restored.
- The non-historic door at No. 132 will be replaced to match No. 130.
- Other façade work will include removing tar patches and cleaning the façade, repairing bricks where needed, and repointing brownstone.
- Slate will be restored and/or replaced on the roof.
- Proposing new railings and a low wall to replace the existing garbage enclosure.
- The interiors were altered significantly and the best of the interior decoration will be relocated and re-installed in the front parlor rooms in each building.
- The party wall between 130 and 132 has cracks; proposal removes party wall and all existing floors and walls except the front façade.
- Proposal includes completely removing the existing masonry and floor framing structures of both buildings, and replacing them with an entirely new structure of reinforced concrete.
- Rooftop addition proposed to within the 60' height limit, with an additional elevator bulkhead and a

stair bulkhead to be constructed. Seeking permission to eliminate stair bulkhead.

- Rear façade to be completely replaced; will maintain appearance of two separate facades.
- New glass doors will be installed across both townhouses, with new large triple single-pane windows so that both rear elevations are the same and joined.
- The fourth floor of the rear façade will have punched windows with a roof top extension with a terrace above the fifth floor that requires a taller bulkhead for egress.

Responses to questions:

- Rear façade and entirety of interior of the structure to be replaced. Original interior details to be preserved and incorporated at the parlor level where possible.
- Original buildings' floors not at the same level – hence floors in 132 will sit higher than original.
- Replacement of entire interior will better meet fire and earthquake code.
- Replacing entirety of interior driven by the desire to have an open span in the rear rooms.
- Front: Tischler and Enjo wood windows, color yet to be determined (either black or dark green).
- Rear: Metal clad windows metal clad wood in bronze.
- Handrails: black painted metal.
- Doors: Replacement in mahogany. Attempting to save one door.
- HVAC: 2 units to be located on the roof (5th Floor) and the two units will go in the rear garden.
- Concern over noise generated by the new units.
- Rear terrace: The 4th Floor is flush with the adjacent neighbors and the extension below is uniform across the full width of the property and extends 9'-0" in to the garden.

Community Comments:

Andrew Peckerar.

- Very much opposed to this project. This is facadism. Keeping the façade is not preservation.
- Concerned with under-pining neighboring walls.

Beth Haroules - President of the coop at 120 West 70th:

- Concerned with creating a completely new structure on this block, interrupting the dynamic of the type of housing that exists on this block.
- Concerned with encroachment on the rear yard – throughout the Upper West Side.
- Roof addition and bulkhead will change the appearance of the "doughnut."

Maurice Schikler - retained by the neighbors at 134 West 70th Street:

- Concern with the removing the building, and the resulting loss of stability of the neighboring buildings.
- Concern with impact of the entirely new building on underground streams that could threaten neighboring buildings.
- Concern with quality of life of neighbors in short and long term.

Committee Comments:

- Front façade improvements appear appropriate.
- Rear façade is of a larger scale representative of a public building – it does not reflect the residential character and is not historically consistent with the doughnut.
- Rear façade is similar to school additions the committee has disapproved.
- The character of the rear is very different from anything else in the rear yard.
- The scale of the project is not appropriate – a little overwhelming.
- Need further definition in the rear as two separate buildings.
- The roof top addition is very large and out of character.
- The character of the architecture and the proliferation of glass is troublesome.

- No problem with the project.
- Not like school doughnut proposals previously disapproved, and is consistent with residential projects that the committee has favorably acted on.

Resolutions:

(A) To approve the approve the front façade restoration and work.

VOTE: Committee: 8-0-1-0; Non-committee Board members 1-0-0-0.

(B) to disapprove the rear and roof-top additions as not being in scale and character with the neighborhood.

VOTE: Committee: 5-2-1-0; Non-committee Board members 1-0-0-0.

2. **101 West 80th Street.** Application # 10-6585 to the Landmarks Preservation Commission for window replacements.

Presentation by Doug Simpson – Panorama Windows:

- LPC staff previously approved replacement of windows on floors 1-9.
- 10th floor windows have unusual detail (“eyebrow” design)
- Materials: aluminum for 10th floor.
- Sash on window is rectangular; glass is curved to match the eyebrow detail.
- Replacements will emulate the original, but in aluminum instead of original wood.

Motion to approve.

VOTE: 9-0-0-0.

3. **56 West 66th Street** (Central Park West – Columbus Avenue). Current ABC studio building, former armory building.

Presentations by:

Owner: Win Jackson – Disney Corp. Operations

Architect: Guy Geier and Michael Syracuse of FX Fowle

Consultant: Raymond Pepi – Building Conservation Associates

Presentation by Mr. Jackson:

- Second adaptive use of armory building.
- Structure was home to daytime drama “One Life to Live” for many years; OLTL moving to more modern studio nearby.
- ABC/Disney have been responsible stewards of the building. Bought from NYS in 1977; altered to current use; preserved character while creating innovative function for the space.
- Disney charged its team to do the least intrusion; preserve the character of the structure; and restore original features to the extent possible.
- Disney is making a substantial investment in top to bottom renovations with full ADA compliance, LEED accreditation, all new mechanicals.

Presentation by Guy Geier, Architect:

- Mostly leaving façade as is; reviewing condition for repair/maintenance.
- Façade restored and repointed 7-8 years ago; touch-ups as necessary.
- Removing a/c ductwork and existing cooling tower as tv studio required heavier load for HVAC than offices (hot lights).
- Building new exit stairs with bulkheads onto roof at each extreme end.
- New cooling tower in the tall tower in the middle – significantly lower than existing unit.

- Adding 2 elevators – placed in the back of tall tower to eliminate from view.
- Re-roofing drill area roof. Metal standing seam akin to original.
- New skylights on south roof. Original condition had skylights on both sides of drill hall roof.
- Using existing building crenellations to hide mechanicals and bulkheads.
- Replacing two removed torchieres on front entrance
- Replacing steel roll-down door with fixed wood panels that look like doors with smaller door within. Consistent with research of former loading doors.
- Front door replaced with stile and rail doors – double doors with small window panels flanking.
- Installing an ADA accessible ramp behind existing iron fence and ground-level pier elements.
- Moving existing door at ground level up the ADA ramp and behind the fence and piers. Opens into same hallway as main entrance. Matching stone to former window opening.
- Constructing two interstitial floors (half-width) in drill hall for additional floor space for offices.
- East and west elevations – extending parapet to conceal mechanicals. Matching red brick color (actually brick face – will use same materials in parapet extension).

Presentation by Ray Pepi – BCA:

- Most significant change is the removal of massive mechanicals.
- Restoring skylights in shed roof – important part of legacy of building.
- Built 1904 – Corrigan and Slattery.
- Rounded brick on front – still in excellent condition.

Community Comment:

Monica Blum – Lincoln Sq BID -

- Supports project and responsible efforts by Disney/ABC as owners.
- Will improve sight lines for neighbors in adjacent high rises.

Resolution to Approve.

VOTE: 9-0-0-0.

4. **14 West 69th Street.** Application #09-6344 to the Landmarks Preservation Commission to alter the areaway and entrance.

Presentation by Ron Melamud – Real Estate & Architectural Services:

- Townhouse with removed stoop/stairs.
- Main door below sidewalk grade.
- Replacing door surround with stucco to match existing building.
- Door to be replaced with 9 glass panels 3x3 with wood surrounding; model is consistent with neighboring inner door, not exterior.

- Areaway proposal – enlarging areaway by excavating to align with neighbor's front yard.
- Install knee wall with balustrade

Committee Comment:

- Proposal lacks requisite specificity.
- Need:
 - -- explanation of ornate railing (neighbor precedent inapposite because the neighbor building has ornate decorations);
 - -- materials for surround of the door.
- Project incomplete, lacking in definition – applicant offered opportunity to revise and re-present.

- Applicant will come back next month and will reschedule LPC hearing.
- NO Action – applicant will return.

5. **115 West 69th Street.** Application to the Landmarks Preservation Commission for a rear-yard addition.

Presentation by Gregg Rothstein – Architect.

- Existing 4-storey and basement townhouse with rear extension.

Proposal:

- Remove L extension (floors B through 2); build new full-width extension – (floors B through 3).
- New extension extends 6' feet.
- Greenhouse on ground floor (not parlor floor) to full depth of L bump-out. Greenhouse does not count as lot coverage for 30' setback.
- Encroaching 7' from original rear façade (excluding L bump-out).
- Roof of greenhouse to be a terrace. So does not count as floor area for extension, but provides two floors of usable space.
- 3rd floor cantilevered half-width balcony with sliding door access.
- Juliet balcony on 2nd floor with sliding doors.
- Thin strip of brick on west edge of extension (east edge flush with neighbor bump-out).
- Glass wall-to-wall with brushed aluminum framework across entire rear façade at each level.
- Rooftop addition approved at Staff level. Sets back from front and back.
- Dormer out of sloping roof with all windows; Roof material – asphalt shingles.

Beth Haroules - President of the coop at 120 West 70th:

- Disappointing that LPC would approve rooftop addition without public comment. Huge light pollution into doughnut.
- Defeats expectation in landmark district that character of rear yards would be preserved.

Michel LaGoutte – Neighbor:

- Concerned about privacy opening onto rear yard.

Bob Mendelssohn – Neighbor:

- Huge windows contrary to character of preserving peace and quiet and dark rear yard space.
- Footprint inconsistent with protecting doughnut space. Another in a series of incursions.

Jane Kenefick – Neighbor:

- Alarmed at adding sliding glass doors that have nothing to do with the character of the rear yards.
- Cheap construction does not belong in this neighborhood.

Committee Comments:

- Owner's desire for more light that townhouses were built to accommodate.
- Attempting to create a modern tone to an historic building.
- Need a lot less glass, a lot more brick. Makes no sense from a preservation standpoint.
- Modern style does not work here because it does not relate to scale or rhythm of rear facades.
- Concerned about light affecting character of doughnut.
- Not appropriate even from modern interpretation.
- Consistent with previous actions to disapprove by Committee/Board based on glass coverage.
- Rear façade needs more brick and less glass to hold it together.

Resolution to disapprove – as inappropriate given the extent of unmodulated glass.

VOTE: 6-0-2-0.

6. **27 West 74th Street.** Application to the Landmarks Preservation Commission for a stoop alteration.

Proposal to re-build an L-shaped box stoop to include a curved wall that will block less of the windows on the basement level than the existing box stoop design. Precedents offered for period-use of curved return walls for landing at the base of the steps and stoop. Design includes steps to the side of the curved wall leading to an expanded areaway and entrance to the basement level.

Presentation by Sam Trimble and Dylan Bemberg - Sam Trimble Design Inc.

- Applicant's property originally part of twin townhouses; twin devastated by horrific changes.
- Current condition has box stoop with iron fence.
- Unusual details on façade raises question whether detail of the landing was original.
- Propose to replace landing wall that blocks windows with curved return.
- To add steps down to dug-out areaway for garbage and access to ground floor.
- Curved wall to be made out of brownstone – to feel like it was original.
- No fence in proposed design along sidewalk.
- Scarred wall from removed stoop to be unified and restored.
- Precedent for curved stoop banister at 56-58 W. 87th; 46-48 W. 90th; 9-11 West 95th.

Resolution to approve.

VOTE: 8-0-0-0.

7. 113 West 88th Street – legalize alterations to non-complying areaway.

- Applicant failed to appear.

Resolution to disapprove, without prejudice if presented at a later meeting.

8. New Business – Lisa Tormino – 330 West 86th Street (WEA-RSD)

- Shareholders at 328 W 86th seeking to block a sliver building at 330 West 86th.
- New building would be 20' wide and 17 stories.
- Exempt from sliver law – on a wide street between two tall buildings.
- Request to extend proposed West End Historic District to side streets from Broadway to Riverside Drive to save townhouse.
- BSA overturned Dep't of Buildings ruling – would permit sliver building to go forward..
- Court case pending. Court ruling agreed with DoB. Developer sued.
- To comply with zoning, the 17-storey building would house only 4 units.
- Electeds already involved.

Committee Comment:

- CB7 already passed a resolution endorsing the WEPS proposal.
- Concern about use of Landmark law to stop a specific development already in progress.
- No information about the landmark-worthiness of this building presented.
- Concern about extending proposed Landmark district.
- No action taken – discussion of alternatives and strategy.

9. Designation of liaison to work on budget and DNS – Lenore will discuss with Penny.

Present: Lenore Norman, Gabrielle Palitz, Jay Adolf, Brian Byrd, Mark Diller, Miki Fiegel, Robert Herrmann, Blanche Lawton and Dalia Mahmoud. Board Member: Page Cowley.

Parks and Environment Committee Meeting Minutes
Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons
May 17, 2010

Meeting Start: 7:00 pm

Item #1: Brainstorming Programming Related to #6 and #4 Oil Conversion/Building Energy Efficiency

- Environmental Defense Fund has released report on harmful effects of #6 and #4 heating oils and need to convert to #2 or natural gas. In addition, they released a website which displays the oil type for buildings throughout New York City.
- Upper West Side is a 'hotspot' for #6 and #4 oil - as it has many large, old multifamily buildings.
- CB7 program ideas:
 - Look at buildings on Columbus Ave which have easy access to natural gas line.
 - Look at a program to present a series of options to multifamily building decision makers on what can be done to make HVAC and general buildings O&M more efficient.
- Next steps:
 - Identify target of program & method of contact.
 - Contact Council Member Gennaro on pending legislation.
- Action Items
 - Contact Mary-Ann Rothman at CNYCC to identify strategies to reach out to Co-op board boards and managing agents, availability of mailing/emailing lists, and her take on the interest for a program related to building energy efficiency (Nick).
 - Contact Realty Advisory Board on Labor Relations with same questions (Nick).
 - Determine if a #6 or #4 conversion to #2 and/or natural gas counts as a MCI (Ken).
 - Contact CB8 on their efforts in this area.

Item #2: Central Park

- Tennis Courts
 - Multiple observations that the area around Central Park tennis courts lack proper upkeep and need landscaping.
 - There is an opportunity for follow-up on this issue, which we will coordinate with the other relevant community boards.
- Recycling Questions Raised
 - What is the status of recycling in Central Park and NYC's parks in general? Find out about Board 8's efforts, if any, regarding Central Park.
 - Obtain updated information on efforts to expand public space recycling efforts in NYC

Item #3: Riverside Center

- Parking
 - Extell is proposing in excess of 1800 parking spaces – which would make it the largest parking garage in New York City.
 - The number of spaces could increase if they adopt valet parking.
 - 1992 agreement included only approximately 700 spaces.
 - Parks/Environment role in ULURP process. Discussion on who/what/when decisions are made and the role that community boards have.
 - Discussion of the feasibility of a Metro North train station on site. Concern that the curve in the train tracks may or may not interfere with this goal.

- Discussion on the temporary lawn space between 64th and 68th on the west side of Riverside Blvd.

Item #4: Budget

- Goal: Identify locations – primarily in parks – where dedicated capital or operating discretionary budget items may be necessary.
- Identified items can be included in the upcoming list of budget priorities.
- Last year two items identified by the Parks and Preservation Committee (\$300k for railing and \$900k for 72nd St. pedestrian ramp) were funded by Councilperson Brewer.
- Phase One effort to study how to refurbish the Soldiers and Sailors monument would be part of initial funding for Soldiers and Sailors.

Other Items of Discussion & New Business:

- What is the role of ConEd Solutions Green Energy? Decided that we should get brochures from www.poweryourway.com for future board meetings.
- Is there an opportunity for a nature center in Riverside Park? Decided that we should be to figure out the status of the Science Barge.
- Desire from a member of the public to refurbish Ansonia cafeteria & roof.
- Third Monday of month will be date for Parks and Environment Committee. Next meeting date is June 21st. The Committee members decided to keep the 7:00 PM meeting time.

Meeting End: 9:00 PM Submitted by Nick Prigo

Present: Elizabeth Starkey, Klari Neuwelt, Elizabeth Caputo, Ken Coughlin, Mark Darin, Phyllis E. Gunther, Nick Prigo and Suzanne Robotti. Absent: Judith Matos and Tom Vitullo-Martin. Members of the Community: Olive Freud, Paul Reale.

Land Use Committee Minutes

Richard Asche and Page Cowley, Co-Chairpersons

May 19, 2010

1. **95 West 95th Street** (Columbus). Application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC requesting modification of the previously approved Large Scale Residential Development (LSRD) within the former West Side Urban Renewal Area, to facilitate the enlargement of the 1st and 2nd stories of an existing thirty-three story mixed-use building at the above referenced location, to utilize floor area for commercial and community uses.

Michael Sillerman of Kramer Levin Naftalis & Frankel (KLN&F) gave the introductory remarks and an explanation of why this project was returning to Community Board 7. On behalf of the owner of 95 West 95th Street, aka Columbus House, KLN&F requested that the Department of City Planning granted an extended review period to allow more time for CB7 Land Use Committee to review the revised project design made after the last Land Use Committee meeting in April. Mr. Sillerman gave the background of the West Side Urban Renewal Area (WSURA) plan and the subsequent text amendment that was made upon expiration of the plan in 2007 and subsequent debate and suggestions made by CB7, many of which were incorporated in to the amendment approved on July 23, 2008. Mr. Sillerman also summarized that the owner and design team reacted to the concerns about the project design, most notably: the need for small businesses, better contextual relationship

of the new storefront and community facility addition to the tower and the isolated single story structure, the access to the residences and the landscape treatment at both the entrance plaza and the planted tenanted space. While some of these revisions were made between the Land Use meeting on April 21 and the May 4th Full Board meeting, there was insufficient time to adequately explain the changes.

Since the Land Use meeting on April 21 and the following Full Board Meeting on May 4, 2010, Mr. Sillerman reported that the owner met with the commercial tenants to offer “right of first refusal” upon expiration/renewal of current lease at current fair-market rates and is currently discussing concessions that might enable the commercial tenants to remain during / after the expansion project.

Daniel Goldner, principal of Daniel Goldner Architects, gave an abridged presentation comparing the previous design to the current proposal. Mr. Goldner showed the existing site plan for reference and proceeded to describe an overview of the design issues:

- The rationale and design of the two story addition at the base of the tower and wrapping around the block at or close to the property line from 96th Street to 95th street.
- Changes in the cast stone / terracotta material to cream color to simulate limestone.
- More vertical elements to the storefront.
- Changes in the lighting between the store units by “light pole mullions” that conceal light fixtures providing illumination at night.
- Changes in the proportions of the horizontal sections of masonry on the addition.
- Use of self-cleaning glass.
- Provision for larger community planting beds that are visible from the street.
- Modifications to the entrance to the residence from 95th Street – signage, seating areas, community planting strip along the east side of the plaza and direct access to the entrance with the offset landscape “mound” to the east of the entrance.
- Modifications to make a more direct access from the entrance level to the tenant roof terrace landscape with different and easier to maintain landscaping.
- A new community space that overlooks Columbus Avenue and gives access to the dedicated tenant community roof terrace.

There followed questions from committee members. These are summarized below:

Ethel Sheffer: Q - What is the remaining sidewalk width with the extended addition?

A - Approximately 20'-0" along both 96th street and the Columbus sidewalks; approximately 16'-0" along 95th street.

Q - What part of the new paved and plaza areas are for use by the public?

A - Basically the sidewalks and the entrance plaza.

Helen Rosenthal: Q - How do you deal with the level changes as the site slopes downward from south to north?

A - Some of the level changes will take place within the retail spaces while some retail spaces will be at a single level as the entrances will fall in the center of existing levels.

Jay Adolf: Q - Will the trees at the sidewalk perimeter remain?

A - Yes.

Q - Which trees will be removed?

A - Those which are within the current property line and will be removed to make way for the additional retail.

Q - There is particular concern about the existing commercial tenants. Will they be relocated during construction? And how will the project be constructed or phased to allow tenants to remain?

A - There is a discussion and offer of “rights of first refusal” based on current market rates. A letter was provided to the Community Board addressed to Mel Wymore. [During the meeting is a copy of

the letter was provided and a signed copy will be forwarded to the Community Board]. As to construction duration, the owner is anticipating approximately 8 months and there will be an opportunity to discuss phases and temporary or permanent relocation of the tenants later on.

Richard Asche: Q - To what extent are the “green roofs” built in to the plans?

A - The landscape as proposed is part of the proposal to be approved by the Department of City Planning. These accessible areas will be maintained.

Q - What are the roof spaces termed “green roofs” and are not landscaped areas?

A - The green areas refer to planted roof areas that are not accessible to walk on as these will be planting rings with integral drainage pots set and planting with landscaping material. They are to be looked at rather than to be used. The project is not a LEED project in the technical sense or it a “green roof” as an environmental measure. They are designed to reduce heat build-up and absorb rainwater.

Hope Cohen: A clarification was provided that the term “Community Facility” is a technical term to describe certain use groups such as medical facilities, educational support programs (not schools), day-care.

Richard Asche: Q - Can you identify the entrances to the community facilities?

A - The entrances / exits were shown: one on 9th street, one on Columbus Avenue and one on 95th street.

Q - Are there any code requirements for additional entrances / exits?

A - No.

Helen Rosenthal: Q - Is a refuse room possible?

A - Yes.

There followed questions and comments from the public. These are summarized as follows. Apologies in advance for any misspelled names or incorrect credits.

Rhoda Green: It was reported that previously there were previously 1, 400 signatures, now this petition to retain the existing small business stands at 3,000.

Q - Can you define what is meant by tenant community spaces vs. community facilities?

A - Tenant community spaces are those dedicated and used solely by tenants of Columbus House; the Community Facilities are those which are to be rental space added at the second floor.

Harriet Smith: Q - Will the commercial tenants have a rear door? Where will their deliveries and garage be collected?

A - There is some space that can be allocated within the commercial space to create an internal corridor that can connect to the service corridor that exists and will remain as shown on the plan and is accessible from the 96th street side of the building west of the garage entrance.

Q - Can you confirm that there is no MCI increase as a result of the new project?

A - There will be no MCI increase.

Oren Catulla : Comment that the proposed design is not appropriate with the context of the UWS. There is also a concern with the removal / forfeit of open space – there is objection to the use of the term “mayhem” applied to describe the existing open space. All of the open space is good and used as collection points for neighbors to gather and meet up outside of the retail spaces – it is not cramped or overcrowded as it does not conflict with the “ public” side walk space.

Allison Mathew-May: Comment that there is a problem with the Chinese restaurant as trash is collected at the back and 95th street side of the restaurant. Also the rear door is often open which cannot be healthy or sanitary. Some improvements are needed here.

A - There are restrictions imposed on tenants and while these have not been in place before, new tenant agreements will have and enforce trash collection and placement.

Gladys Watson: Q - Worried about the existing stores and how they will survive during construction and if they could survive if they had no place to go in the interim.

A – Mr. Scott Alper of the Witcoff Group responded they would work to shift the retail tenants around during construction of the project. There may also be some economic concessions.

Arnold of 372 CPW: Q - What is the distribution of the types of stores?

A - This has not yet been determined and it is subject to the status of the retail economy.

Q - What is the impact of the increase in traffic or congestion created by the new and potentially larger stores?

A - There is only approximately 4,000 square feet of retail being added and approximately 17,000 square feet of second floor community facility space. No increase of traffic is expected.

Winifred Armstrong: Comment on the “ bigger picture question” and wants to flag an issue that was raised concerning the initial design of the WSURA and now at the termination of the urban renewal area as it applies to approximately 20 blocks – what is best for the community? This question relates to the Environmental Quality Review response made by CB7, via specific comments prepared by Hope Cohen regarding more selective review of the environmental criteria in an attempt to deal with environmental and urban design / public landscape so that any alterations that are contemplated are more applicable and suitable to the specific neighborhood.

A - Michael Sillerman responded that this is the third application before the community board that permits building on land that had been previously left as open space for certain blocks – that this was in fact something that the community believed was desirable and incorporated into the text amendment as something worthwhile.

Barbara Michaels: representing the 93rd / 94th Preservation Alliance made the following remarks in a prepared statement – essentially that the expansion into the public space is essentially flawed. Concern is beyond the new facades to the overbearing footprint that will be created. Not only does the enlargement threaten stores, it presents a great incursion into the open space. The proposal removes the broad sidewalks, removes trees and creates a uniform two-story wall of glass. Only the landlord becomes a winner by the creation of more rentable space. Those that use the streets are the losers. Considering the present economy, there is a question of the need for more rentable space as there are so many vacant. Lastly, these incursions should not be permitted as the UWSURA created the large open spaces to compensate for the taller bulkier towers. This project should not be permitted as it sets a dangerous precedent for others to follow.

Celeste Pollock: Comment - takes exception to the terminology used by the proposed design description that the tenants are living in a dungeon. There is concern that the tenants will lose light and access to the roof terrace. Also there is concern that the present façade repairs have taken a long time. Is the building sound and can the building withstand the extent of proposed changes:

A - Yes, there is an engineer for this project and they have confirm that the design is feasible and can be constructed.

Comment – With regards to the MCI and notifications in general, shouldn't each tenant receive an individual letter rather than a copy posted? There are only 248 tenants and not all tenants receive the information at the same time or in the same formal manner.

Angela (400 CPW): Concerned that there is no environmental requirement and that this is not a LEED project. There is some aesthetic merit to the project, but it should be LEED certified. Also concerned with the design and access of the entrance plaza, that it will be a heat trap in the summer and too hot for plantings to survive or survive well.

Kathy Lincino: Comment – represents a group “ Age Fondly New York” which encourages the implementation of open space for senior citizens to sit and use. Charming open spaces are needed and should be maintained here.

Julie Schaeffer (Columbus House): Concerned with the open space and security – how will access be controlled? What time of the day will / can the tenant space be used?

A - These issues will be looked into. The tenant space will most likely be gated at the entrance plaza.

Anne, owner of Columbus Natural Food: While the changes are devastating, and people generally

like the way the building looks now, it is hard to accept the proposed changes. There are discussions taking place to retain the existing retail stores and while the owner Scott Alper needs to run his business, the transition should be as painless as possible for the small retailers. The interest of the neighborhood is in keeping the small “mom and pop” stores and this should be the better investment over time. Further progress will be reported to CB7 as discussions continue.

Asuri (17 West 97th Street): Q - Though the stores were in jeopardy and is now pleased to see that they may be retained. What does the new retail space mean for the neighborhood and how many stores are proposed?

A - 3 to 6 stores are proposed.

Adam Meagher, representative from the Department of City Planning: Adam offered the following: Between 2007 -2008 there was clarification to the text amendment regarding the number of establishments. The amendment was developed with input from CB7, while there are a number of sites, each and every one would need to go through a public review and come before the community board.

Elizabeth: Q - What is the impact on the environment? If we are 5% of the earth’s consumers and we use 20% of the earth’s resources, we need to be more environmental. Is there a chance that this project will be lessening our carbon footprint?

A - No this is environmental only to the point of being code compliant.

Ed Green: Comment – Basically likes the neighborhood as it is; it has been a wonderful place to live – we should leave something of our past for the future.

Dan Hall: Q - Can you clarify what percentage of the current sidewalk and open space will be removed?

A - The site plan was shown and the grayed areas indicated new additional building up to two stories.

Additional emailed comments were received from the following:

- Fay Burrows: opposed to the project and supports the existing retail tenants desire to remain.
- Jerry Arko: Rejects the proposal and wishes to see the wide streets retained and limit the extension of the project.
- Patti Welch: Concerned about the larger retailers moving in and pushing out the smaller businesses. Regrets the possible loss of the neighborhood quality and character.
- Doris Kitson: Strongly opposes the project.
- Steve: The proposed project will diminish the amount of open space and destroy the small merchants. The neighborhood does not need any more big box stores.
- David Rosston: The sense of community on this block will be lost, smaller businesses destroyed. Variety and charm is essential.

The public commentary was close and the Land Use Committee began their discussion with a compromise plan suggested that would eliminate some of the build-out.

Richard Asche proposed a compromise to limit the extent of the addition to 96th Street and portions of Columbus Avenue. To reduce the façade, it was suggested that the existing gap between the single story building and the tower be maintained to keep the open circulation and visibility of the residential entrance. It was also suggested that the second floor at the 95th Street plaza be removed in its entirety. This became the focus of the discussion in order to approve certain components of the urban public space and all of the tenant improvement areas beneficial only to residents of Columbus House. There was further discussion as to the creation of “swing” space in that the phasing could be scheduled to permit improvement to individual retail units that could be handed over as they were completed. There was general consensus that these modifications would move the design in the right direction and could be approved.

The following comments were made by committee members:

Helen Rosenthal: generally a good compromise, an opportunity to address the public concerns. Likes the phasing and build-out option too.

Jay Adolf: Remains concerned about the tenants and this should be addressed. Does not find the reduced scheme as attractive, and frankly liked the original proposal better with the visible difference in material; however, could vote in favor of this project.

Haydee Rosario: Agrees with the previous comments of Richard and Helen. The 3,000 signatures is impressive and we need to consider this.

Hope Cohen: Ultimately agrees with what Richard said. The intent of the text amendment was to allow each individual project to come before the public and be weighed on its merits and site specific criteria. That this block is already a pretty lively streetscape and has some blank walls to deal with; the compromise would or could address the specific design concerns here. Removal of the second floor overhang to the entrance plaza is good and on target.

Ethel Sheffer: Agrees with the general tenor and it would be a good example of old and new. Strongly urges a clarified tenant agreement before the Full Board Meeting on June 1, 2010. Concerned as to how to best to integrate the smaller free-standing building on the corner of 95th street and Columbus Avenue.

Ken Coughlin: Need some degree of built-in protections for the retail tenants.

Mel Wymore: Appreciates the process and the developers and design teams' responsiveness which has been exceptional. Taking out the build-out over the entrance plaza would be good and like Jay, could vote for a compromise in the design.

Roberta Semer: Like Richard's suggestion as it makes sense, especially as it gives the retailers a chance to retain at this site – while the developers would want to build out to the maximum, perhaps it should be limited at this site.

Page Cowley: Certainly the design has been improved since the first presentation and given the discussion, it could be reduce in scale by the suggested selective removals, keeping the open space around the smaller structure at the 95th street corner. This would provide recess for open space and potential seating areas for the neighbors to gather

Resolution:

In 2008 Community Board 7/Manhattan approved an amendment to the text of the Zoning Resolution so as to allow community facility and retail development (within existing zoning envelopes) in buildings along Columbus and Amsterdam Avenues, within the former West Side Urban Renewal Area, with the purpose of enlivening certain dark and forbidding streetscapes.

Columbus 95th Street LLC is applying for a modification of the previously approved Large Scale Residential Development (LSRD) within the former West Side Urban Renewal Area to facilitate the enlargement of the first and second stories of an existing 33-story mixed-use building at 95 West 95th Street, to utilize available floor area for commercial and community facility uses, pursuant to that recently approved text amendment, now 78-06b3 of the Zoning Resolution (ZR).

Community Board 7/Manhattan agrees that the West 95th Street and West 96th Street frontages would benefit from lively street walls at the property line, but believes that much of the Columbus Avenue frontage works well now at this specific site, with highly trafficked and popular local retail in place—and an unusual streetscape of tower and single-story, independent building separated by an open area, also very popular in the neighborhood.

The existing scheme featuring pathways to the entrance of 95 West 95th Street from both Columbus Avenue and 95th Street represents a welcome break in the streetwalls, potentially attractive design elements and a significant convenience for tenants.

ZR 78-06b3 requires that a successful request for modification must adhere to certain use and design restrictions, met by the applicant, and must also “[enhance] the streetscape and ... [promote] a harmonious relationship with the existing development and contiguous blocks within the large-

scale residential development”.

Retaining small, local (i.e., “mom-and-pop”) retail businesses is a very high priority for Community Board 7/Manhattan and the community it represents.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan approves these portions of application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC, for modification of the LSRD to facilitate enlargement of

- West 96th Street, entire frontage
- Columbus Avenue, only along the existing building frontages (tower and small building)
- West 95th Street, only along the frontage of the existing (small) building; and

BE IT FURTHER RESOLVED that Community Board 7/Manhattan requires, as a condition of its approval of these portions that Columbus 95th Street LLC do its utmost to accommodate its existing retail tenants, in at least the following ways:

- design the new retail space to accommodate businesses of the type of the existing retail tenants
- offer the existing retail tenants the right of first refusal for rental of the new commercial spaces, and provide Community Board 7/Manhattan documentation of these offers and of the responses from the existing retail tenants
- stage the construction to maximize the ability of the existing retail tenants to operate on the site throughout the construction period by providing swing space; and

BE IT FURTHER RESOLVED that Community Board 7/Manhattan disapproves these portions of application [M 920493 (E) ZAM] to Department of City Planning by Columbus 95th Street LLC, for modification of the LSRD to facilitate enlargement:

- along Columbus Avenue, between the south end of the tower building and the north end of the small building (maintaining the ground floor access unrestricted and the second floor set back or eliminated)
 - of the entrance overhang and second story on West 95th Street, east of the small building; and
- BE IT FURTHER RESOLVED that the new second story of the small building be designed with the greatest possible transparency, to throw as much light and liveliness as possible on the inward facing open areas (i.e., between the small building and the tower, as well as the entrance area) and that the open area be designed with increased plantings and greenery, rather than hardscape.
- Committee: 9-0-0-0. Board Members: 2-1-0-0.

2. Department of City Planning’s proposed citywide text amendment to the Zoning Resolution that will create regulations to allow car share vehicles to park in off-street accessory garages and lots and in public parking facilities in all zoning districts.

- A PowerPoint presentation was made by Adam Meagher to illustrate the difference between accessory and public parking spaces and the percentage of spaces that would be allocated in each type of garage for car share vehicles.
- There were a few questions about the need for highlighting “car share” as opposed to other types of parking and car rentals.
- Generally there was agreement that this would be a good clarification

A resolution was drafted as follows:

BE IT RESOLVED THAT Community Board 7/Manhattan approves the proposed changes in the Text Amendment to the Zoning Resolution that will create regulations to allow car share vehicles to park in off-street accessory garages and lots and in public parking facilities in all zoning districts.

Land Use Committee: 5 - 0 - 2
Board Members: 2 - 0 - 0
The resolution passed.

3. Update on Riverside Center.

Ethel Sheffer gave a status report on the progress of the Riverside Center project. The following key dates are now known and impact the efficient review and response time available for public commentary.

- The first item is that the project is expected to be certified on Monday May 24th, 2010 by the Department of City Planning. Eight to nine days later, it will be forwarded to the Community Board that will have sixty (60) days to schedule public meetings/hearings. Given the scale of the project and the level of detail contained in the report, more than one hearing is anticipated.
- The initial comments should be ready by June 29th, 2010.
- To help the community board reach their decisions, the consultants who were involved previously and were retained by CB7, will continue to review and assist.
- The Land Use Committee will host the Working Group of Riverside Center as some of the meetings will be during the regularly scheduled monthly committee meetings, supplemented by other meetings/ hearings as necessary to cover the and discuss the material.
- The format of the discussion will follow the "Draft Riverside Center Development CB7 Position Summary & Core Principles." Revisions to suggestions to this working group draft will be available to Land Use Committee members and interested Board Members. Ethel stressed that it is essential that this Summary be agreed to enable an efficient review of the Proposed Development Plan, without a framework to build specific commentary, it would be difficult to come to a definitive response reflecting CB7 interests and issues.

4. Designation of one or more liaisons to work on the FY2012 DNS and NYC Budget.
Given the late hour, this item was postponed to the next Land use Meeting.

There being no further business the meeting was adjourned,
Respectfully submitted by Page Cowley

Present: Land Use Committee - Richard Ashe, Page Cowley, Jay Adolf, Hope Cohen, Haydee Rosario, Helen Rosenthal, Roberta Semer, Ethel Sheffer. Board Members: Louis Cholden-Brown, Ken Coughlin, Mark Darin, Paul Fischer. Board Chair Mel Wymore.

**Youth, Education & Libraries Committee
Community Education Council, District 3
President's Council, District 3**

**Public Hearing on the Need for New Public School at Riverside Center
May 24th, 2010, PS 199 Auditorium, 270 West 70th Street**

Hearing began at 6:47 pm

Welcome and Introductions:

- CB7 thanks Noah Goatbaum, CEC 3, and the Presidents Council for co-sponsoring.
- Large turnout at this hearing shows how important this school is to our community.

Overview of Proposed Riverside Center Project:

- The proposed construction at Riverside Center ("RSC"), unlike most of RSS, varies from what may be built as-of-right, and requires discretionary permits. That gives us the power to negotiate.
- The historic Con Ed power plant across from the RSC site has been proposed for landmark designation. Alternate proposals by the community for RSC site seek to celebrate the power plant.
- Extell proposes 5 tall buildings, with a school placed in the NE corner of the lot.
- Extell's proposal includes open space bisected by a water scrim.
- Need to hear from the community about where and when the school needs to be built, also how big a school and with what attributes.

Uniform Land Use Review Procedure (ULURP):

- CB7 is the first step in a multi-step process in reviewing discretionary projects. We have 60 days to review the project, holding public hearings and ultimately voicing a recommendation.
- Next Manhattan Borough President Scott Stringer will have 30 days to issue his advisory opinion.
- After the BP's recommendation, the project returns to the Department of City Planning and the City Planning Commission for up to 60 days.
- After approval by CPC, the project is taken up by the City Council, which has 50 days to consider and act. There are opportunities for Mayoral veto and Council override.
- All together the process elapses over 200-215 days placing the approval date in late December.

CB7's "Core Principles" for the RSC Project (presented by Mel Wymore, Chair of CB7):

- RSC as proposed includes two significant overriding implications: an increase in density (approximately 600K additional sq ft) as well as change in use (from mostly TV studios and office/commercial to mostly residential with mixed retail).
- Significant financial benefit to developer if approved.
- Site is designed as private enclave, uninviting to public.
- Contains public space that is neither useful nor accessible.
- The proposed density will stress infrastructure and public services, particularly schools.
- No outdoor play area is designed for school apart from a terrace set-back.
- Core Principles: Address topics including zoning (density and height of buildings); the need for accessible open space; ensuring connectivity and circulation through the site with city grid and to Riverside Park South; addressing the additional burdens on transportation and traffic; the need for vibrant streetscape including diversity of retail and cultural facilities; the requirement of inclusionary affordable housing to a mixture of incomes; mitigating the impact on public education; and the need for the entire design to be sustainable and ecologically responsible.
- These principles were ratified by CB7.
- Certain of the core principles translate into established "givens" that must be provided, including
 - a 6-section per grade school serving grades K-8 school, built in the first building constructed;
 - a minimum of 20% permanently affordable housing (not the minimum permissible of 12%); and
 - a sustainable, environmentally responsible design
- Beyond the "givens," CB7 with community and expert input is seeking ways to improve site plan, including:
 - Removing building 4 to create useful public open space (and possibly reducing density) - would

also create open space proximate to and with a view of the Con Ed proposed landmark power plant;

- Extend 60th St. to Riverside Boulevard on an angle, surrounding open space created by the elimination of Building 4 with streets to increase access and define public space;
- Bring the site to grade at 59th Street and Riverside Boulevard to integrate the complex with streets, increasing accessibility;
- Optimize above and below ground uses: vibrant retail and museums, minimize parking and develop protections against flooding or earthquakes;
- Also will seek to have the developer contribute to strengthen infrastructure and local economy:
- Additional contribution to Riverside Park South Fund;
- Build a local Metro North rail station at or near the complex;
- Develop employment programs for area residents;
- Contribute to future burying of west side highway
- CB7 is happy to come to building or community gatherings to present the project and garner feedback.

Remarks by Elected Officials:

Scott Stringer, Manhattan Borough President:

- We are in good hands when we have such an articulate chair.
- Land use review process can be very complicated. It is crucial that the community participate on this level to help me make my recommendation.
- The school proposed in the Draft Supplemental Environmental Impact Statement (DSEIS) is not big enough.
- It is good news that Extell recognized that the community would not play games about the need for a school. The school must meet the community's needs and demands, and I will be working in partnership with CB7 and all stakeholders to leverage my office to get the community's demands met.
- Office of the Borough President will offer land use training to anyone in the community to make sure as many as possible can fully participate in this process.

Gale Brewer, City Council Member, 6th District:

- Need specifics about the kind of school that the community needs.
- Working together with CB7 and the community to press for our needs.

Jared Chausow, State Senator Tom Duane's Office:

- Sen. Duane in Albany re budget negotiations.
- Sen. Duane supports the building of a school that meets the community's needs in the face of the explosion of overcrowding in elementary schools in District 3.

Lindsey Allison, Assembly Member Linda Rosenthal's Office:

- A-M Rosenthal also required to be in Albany on budget issues.
- Statement in support of seizing the opportunity to secure a school on this site.
- Has been involved in the fight to get a school at this site for decades.
- Concerned that by the time the school is built it may not be big enough to satisfy needs.

Presentations about impact of overcrowding and specific recommendations for the school to be built: Questions on which community views are solicited include:

- Should the school be put in the bottom left corner? A possible advantage would be dedicated play space at ground level. A possible disadvantage is that the school would be close to the elevated highway and deep into the site, which will be under construction for years.
- School must serve the needs of the whole District and not just one area.

- We should not discuss catchment lines or specifically who will attend this school because overcrowding may very well change by the time the school is online.
- Essential that the overcrowding that was visited upon PS 199 from RSS NOT be repeated at PS 191 with RSC.
- Equally essential that PS 191 not be marginalized by the creation of this new school.

Noah Gotbaum - CEC3 President:

- Expects every school below 105th St. to be overcrowded in the coming years.
- This problem will also soon hit middle schools.
- Many new units created in our District without the addition of any school seats.
- CEC is drafting a resolution in support of CB7's call for a 6-section per grade K-8 school built first.
- Needs to include space for arts education as well as gymnasias and cafeterias commensurate with its size.
- Must include ground-level outdoor play and recreation space.

Michelle Lipkin - PS 199 PTA Co-President:

- Need to address population growth head-on. PS 199 is one of NYC's fastest growing catchments.
- 10 new buildings since 2000 - 163 kids (22 %) come from those schools.
- Enrollment has grown 37% since the new buildings came on line.
- PS 199 has 8 K classes this year - 2 more than can be sustained.
- For 2010-11, PS 199 was forced to cap K enrollment, creating a 50 kid wait list.
- Addition of PS 452 not enough to stem this growth.
- A new school at this site must be a prerequisite for development.

Rachel Laiserin - PS 87 PA Overcrowding Committee Chair:

- P.S. 87 has the largest K waitlist in City.
- K enrollment from within the catchment has increased by 60% in the last 3 years alone.
- Increase driven by small development, the economy, and the success of the school itself.
- PS 87 was designed to hold 826 students, presently serves over 1,000. Have lost classrooms, cluster rooms, dedicated space for OT/PT, and combined rooms for art and music so lessons now compete.
- The RSC School must have common spaces that accommodate large class sizes, not ideal sizes.
- New RSC school should have cooking-capable cafeteria (PS 87 can only reheat).
- Great opportunity for integration of green facilities.
- Must minimize traffic at school intersection for school safety.
- Must create a dedicated space for drop-off/pickup.

Peter Szabo - Anderson School:

- Strongly supports new school construction, and that it be built early.
- School that shares facilities across grades K-8 will need the following:
 - -- 2 separate cafeterias
 - -- multiple entrances
 - -- large library with full-day access
 - -- extra-wide hallways (with lockers for upper grades)
 - -- 2 gyms
 - -- dedicated computer lab.

Rebecca Woodard - Computer School:

- The overcrowding crunch is already being felt in middle schools. Too few choices in District 3.

- New School needs 2 cafeterias, 2 gyms, 2 distinct outdoor spaces, and auditorium space to serve diverse age needs.

Marcy Drogin - Prospective PS 87 Parent:

- Emotional rollercoaster due to overcrowding at zoned schools.
- Tremendous work ahead in developing PS 452.
- RSC School needs age-appropriate indoor and outdoor play spaces, multi-use auditorium, distinct spaces for art, music and dance. Dedicated spaces for PT, OT and speech therapy. Healthy cafeteria.

Robin Fontaine - PS 9:

- We are not building the RSC big enough.
- 1 gym at PS 9 is not enough for a school that has fewer sections.
- Need at least 2 lunchrooms capable of cooking food - vast waste in reheated food.
- Need multi-purpose space beyond auditorium.
- RSC school at the scale proposed would be entitled to 6 cluster rooms. Should also include a computer lab, science labs, and language rooms.
- Lockers for all ages of students. Scooter/bike lockup area. Teachers lounge.

Stefanie Goldblatt - PS 166:

- P.S. 166 has been sleeper school in overcrowding discussion. Small school building puts added pressure on over enrollment.
- No longer able to offer general education seats to siblings of out-of-catchment Gifted & Talented program students. 107 kids registered for 50 gen ed spots last year, 95 registered this year. Need to open 5th K to satisfy waiting list by losing cluster rooms, but it is not sustainable.

Joe Fiodaliso - Prospective PS 199 Parent:

- Despite choosing to live across the street from PS 199, is now being given an alternate offer for a different school. Long process.

Helen Rosenthal - District 3 Overcrowding Committee Data Team:

- Build it first, build it big! Strong community support, including 240 people attending this meeting, and over 1,200 signatures on the petition to ask the City to build it big and first.
- New school must be built, and not left to SCA to exercise an option for the school we need.
- The construction of the entire school must be placed in the restrictive declaration that governs the building and use of the site.
- Developer in the DSEIS is planning a 1300 seat school, but will only build half, leaving it to SCA to exercise an option to build the rest. This does not meet the community's needs.
- Since 2000, 6,500 apts. have gone up below 86th St.

Melissa Levy - PS 84:

- Need middle school for Dual Language French students to move to.
- School needs to be ADA-compliant.

Bijou Miller - District 3 President's Council:

- Need more middle schools. Stay true to the k-8 throughout negotiation process.
- Make sure this school is supported - recent new middle school in District 3 was not given a fair chance to succeed.

Wendy Clapp-Shapiro - PS 163:

- Already feeling mid-district space crunch.
- 4 classrooms are in aging trailers.

Minna Elias - PS 87 Parent:

- It would be in the developer's interest to accommodate those in the development as well as rest of neighborhood b/c otherwise the new residents will be without school seats.

Varda Steinhardt - Parent:

- Schools are the heart and soul of the community.
- Middle school is non-negotiable -- the Computer School turned away 200 first-choice applicants this year.
- Should include a PreK.

Nadine Gerber - Prospective Parent:

- Concern about impact of zoning for PS 452 next year on the RSC school.
- RSC school long overdue.
- Safety concerns for proposed Metro North rail station.

Concluded at 8:45 pm.

Present: Mark Diller, Louis Cholden-Brown, Marisa Maack, Helen Rosenthal, Gabriella Rowe, Eric Shuffler. Board Chair Mel Wymore. Non-Committee Board Members: Ken Coughlin, Page Cowley, Klari Neuwelt, Roberta Semer.