

December 2010 Full Board, Committee, and District Service Cabinet Minutes

Full Board Meeting Minutes

Mel Wymore, Chairperson

December 7, 2010

Goddard Riverside Senior Center

Call to order: 6:38 PM.

Approval of minutes from previous full board meeting:

VOTE: 27-0-3

•First-Vice Chair Miki Fiegel presided. Instead of attending the Full Board meeting of December 7, 2010, Richard Asche, Ethel Sheffer, Mark Diller, and Mel Wymore accompanied City Council Member Gale Brewer during the final stages of the Uniform Land Use Review Procedure (ULURP) regarding Riverside Center. Deliberations resulted in a 100Ksf public school, \$20M capital park funds, and over 600 units of affordable housing. The City Council Land Use Committee voted in favor of the project on the evening of December 5, 2010. The City Council voted in favor of the project on December 20, 2010.

• **Neighbor of the month:** Winifred Armstrong is a woman of extraordinary achievement: In the 1980s, she worked to reshape New York City Charter; As a member of CB7 from 1990-1991, she worked on original Riverside South ULURP; starting in 2000 she developed Park West Village neighborhood history archive at Bloomingdale Library. Thanks to Winifred for collecting, preserving and extending history. **Winifred Armstrong:** this is really mutual work. Requested two things based on the history we inherit and the history we create: 1) Asks CB7 to contribute file on its history to the archive. 2) The environmental review criteria are not applicable to as-of-right projects and that has disadvantaged Park West Village; community input and environmental review are needed to make as-of-right projects sound.

Community Session

•Peter Arndtsen (Columbus-Amsterdam BID):

Pushing for 20 mph speed limits around schools.

Beacon CAB at Booker T. Washington met last night and is pushing for lighting on the basketball courts.

BID is applying to NYC DOT for "Weekend Walks" again this spring.

•Roberta Semer:

Today was memorial service for Ted Sorenson, advisor to JFK. Asked for moment in his honor

•Ian Alterman:

Greetings from the 20th precinct council. New email: 20pctissues@gmail.com. #1 crime on UWS is theft of unattended property.

CERT gives free presentations on community preparedness. With water main break recently, evident that UWS does get disasters and it is important to be prepared.

•Lillian Moore:

Resident of PWV and advocate against Jewish Home Lifecare construction; read petition on matter. PWV tenants association requested that board and community members sign petition and join them in urging public hearing.

•Rick Hernandez:

DNAinfo.com is an online community newspaper. Taking what you are trying to do here and bring it

out to community.

- Lionelle Hamanacha (Military Families):

City Council just passed a resolution sponsored by CM Fidler to urge DOHMH to give priorities to veterans in city housing.

Having a free benefit at SPSA on Friday from 6-9 PM.

- Michael Alavarez (NYPL):

New network manager overseeing 19 branches. 212-666-5233.

- Cheryl Strong:

Recognized Winifred Armstrong.

JHL is not a NIMBY issue but rather a right to be heard. This is not a small modification.

- Hillel Hoffman:

If CB7 believes in transparency than need to support resolution in favor of public hearing on JHL.

Urge you to support PWV in this. This was done in complete secrecy.

Manhattan Borough President's Report

Suzanne Jiminez

Board Members' reapplications are due 12/31. For those in community interested in applying there are multiple info sessions coming up. Check www.manhattanbp.org.

In May, released a report on subsidies given to businesses including strip clubs; BP called on Albany to close this loophole.

Bank on NY- initiative to get everyone away from check-cashing and into checking accounts so they don't waste money cashing their checks; partnered with 8 banks throughout borough to secure free or low-cost accounts.

Reports by Elected Officials

Senator-Elect Espaillat:

Getting ready to work closely with everyone.

Hopefully will have main office at Senator Schneiderman's current office in Inwood, but will definitely have a presence and a desk on UWS.

Hopes to be a good partner.

Reports by Elected Officials' Representatives

Gideon Martin (AM O'Donnell):

Voted in favor of hydro-fracking moratorium

Celine Mizrahi (Rep. Nadler):

Rep. is in special session in DC working on tax cuts, federal budget and expanding unemployment benefits.

Working on PCBs in schools.

Jared Chausow (Sen. Duane):

GOP officially recovered majority in Senate and is a setback for Senator's initiatives but Duane considers himself a bipartisan legislator and while in the minority in the past has passed major legislation.

Introduced bill to institute criminal penalties for harmful fracking companies.

Fairway trucks causing quality of life issues for neighbors; now opened warehouse in Harlem for distribution that will cause less noise pollution in the West 70s.

Rachel Stein(AM Rosenthal):

Voted to save OTB but didn't pass in Senate.

Wants to extend moratorium and require disclosure of chemical contents.

Tenant alert: renewal of rent laws is needed by June 15 to prevent sunset and the market rating of units.

1/5,12,19,26 dental van at PS 191. Holiday party 12/13 5-8 PM.

Business Session

Youth, Education & Libraries Committee Report Mark Diller, Chair

Helen Rosenthal reported for Mr. Diller: Last month, YEL brought a resolution regarding Upper West Success Academy and a suggestion was made that the committee invite a representative of Charter Success to a meeting. On 12/16 at 6:30PM a representative will join the December YEL mtg. The Department of Education is now considering the Brandeis campus for the charter school. She encouraged people to attend.

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

Page Cowley and Hope Cohen presented the committee's comments.

Resolution Re:

1.Key Terms Clarification Text Amendment. Department of City Planning proposed amendment of the Zoning Resolution to clarify the meaning and usage of the key terms "development" and "building." In addition, the Department is proposing other text modifications that are necessary to clarify the intent of the Zoning Resolution, resolve conflicting regulations, or bring a regulation into accordance with current Department of Building's practice. (Text is available at www.nyc.gov/planning.)

- Page Cowley: One of best online presentations I've seen to explain a complex document. DCP has sought to define words building and development. An unusually easy assignment. Concern regarding open space- no provision to discuss use of rear yard; DCP has committed to looking into this. Encourages everyone to read this on website

- Hope Cohen: first couple hundred pages of zoning resolution is definitions. This text amendment fine tunes some fundamental definitions after lack of clarification resulted in court decisions that read the zoning amendment in unexpected ways. They remain not excessively clear but are clearer than previously. DCP took the opportunity to further cleanup the zoning amendment, skeptical about why would throw these odds and ends into this extensive process. Our role in this case is truly advisory, Chair Burden likes to treat text amendments similarly to ULURP but no formal role for CBs in text amendment. Agrees with discomfort about random things thrown in but was satisfied with the step the overall amendment takes forward.

- Shelly Fine: reminds him of riders on congressional bills. Such practices are deplorable. When you change a word's meaning it has many unseen implications. We have no way to know the implications of these changes, studies have not been done to see how this would have played out in numerous previous decisions. Urges people to abstain because not done in substantial way.

- Tom Vitullo-Martin: agrees with Sheldon Fine. Concerned about new vs. old development, would eliminate irregular zoning lots.

- Page Cowley: No document is perfect. Existing definitions are incredibly cumbersome. On principle supports changes despite process. LPC, DOB and DPR all have different definitions of what constitutes new development.

- After deliberation, the resolution to endorse the text amendment was not adopted.

VOTE: 10-5-17-0

Health & Human Services Committee

Madge Rosenberg and Barbara Van Buren, Co-Chairpersons

The co-chairs reported.

- The committee wants to work on senior directory and has heard of groups with similar plans and would like to work together. If anyone in community knows of such project, please contact the co-chairs through the board office.

- CB7 recently passed a resolution concerning DHS Homebase program which will study 400

families, 200 who receive Homebase services and 200 who are sent to traditional services. There will be a hearing on December 9th at General Welfare Cmtte.

Resolution Re:

2.Call for a public hearing on the change in the Jewish Home Lifecare's application to the New York State Department of Health.

- Intention of the resolution to call on State DOH to start sharing with communities that would host new facilities specifics of what will comprise facility and start holding hearings to listen to local constituencies.

- Sheldon Fine: Shared information that was not available at HHS mtg: JHL contends that project meets CON modifications because entails same financing, bed complement remains unchanged, site is in same zip code and community board as original, construction costs will be less than 10% above projected.

- Andrew Albert: tremendous issues of traffic circulation on West 100th Street; need hearing.

- Tom Vitullo-Martin: does CB have any role in reviewing new facility?

- Barbara Van Buren: only role that city might have at site is in environmental issues.

After deliberation, the resolution to call for a public hearing was adopted.

VOTE: 33-0-1-0

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

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

- 509 Amsterdam Avenue, (West 84th Street) New York Beer, Co. LLC, d/b/a Snack bar.

- 467 Columbus Avenue, (West 82nd Street) Canteen 82 Inc, d/b/a Canteen 82.

- 269 Columbus Avenue (48 West 73rd Street) 72 & Columbus, LLC, d/b/a "To be determined".

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

VOTE: 34-0-0-0

4.Unenclosed Café Renewal Applications:

- 1900 Broadway (West 65th Street.) Renewal application DCA# 1282969 to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a two-year consent to operate an unenclosed sidewalk café with 38 tables and 76 seats.

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

After deliberation, the resolution to approve café renewals was adopted.

VOTE: 28-4-2-0

5.279 Amsterdam Avenue (West 73rd Street.) New application DCA# 1369548 to the Department of Consumer Affairs by Manna Amsterdam LLC, d/b/a Gina La Fornarina, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 45 seats.

- Approval based on amended architect's design. Original design was for a wraparound.

- Street vendor in front of restaurant has been informed that he will need to move to the north.

- Tom Vitullo Martin: if we already have a vendor, it is inappropriate to confine the public to the space between café and vendor.

- Hope Cohen: There was extensive opposition from residents to this café.

- Michelle Parker: This issue with the coop board was resolved.

- Mark Darin: feel uncomfortable to delegate issue of vendor for DCA to deal with in distant future.

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

VOTE: 27-5-1-1

Preservation Committee

Lenore Norman and Gabrielle Palitz, Co-Chairpersons

The co-chairs reported.

The Landmarks Preservation Commission has set the dates for West End Avenue Historic District hearing:

*Tuesday, March 22, 2011 - Riverside - West End Historic District Extension Study Area I - West 87 Street to West 77 Street Broadway to Riverside Drive (with few exceptions).

*Tuesday, June 28, 2011 - West End-Collegiate Historic District Extension Study Area - West 76 Street to West 70 Street Broadway to Riverside Drive (with few exceptions).

*Tuesday, October 25, 2011 - Riverside - West End Historic District Extension Study Area II - West 109 Street to West 94 Street from Broadway to Riverside Drive (with few exceptions).

Resolutions Re:

6.43 West 73rd Street (Columbus – Central Park West.) Application #11-2579 to the Landmarks Preservation Commission to alter the rear façade.

- Existing footprint did not change but fenestration pattern did. Did not alter open space

After deliberation, the resolution in support of the application was adopted.

VOTE: 33-0-0-0

7.25 West 75th Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission to modify existing areaway and replace door at front of building.

- Very nice application, replacing white brick and putting in brownstone; widening planter. Changing metal fence into one in better condition, replacing metal front door with wood and glass.

After deliberation, the resolution in support of the application was adopted.

VOTE: 33-0-0-0

8.24 West 87th Street (Central Park West-Columbus Avenue.) Application #11-0024 to the Landmarks Preservation Commission to modify existing areaway at front of building.

- Very similar application to the previous. Improving front and replacing red brick with brownstone.

After deliberation, the resolution in support of the application was adopted.

VOTE: 33-0-0-0

9.180 West 81st Street (Columbus Avenue-Amsterdam Avenue.) Application to the Landmarks Preservation Commission to add an additional floor to the existing structure.

- Application is a rooftop penthouse slightly visible from the street.

- Monsoon the former tenant removed the enclosed café.

After deliberation, the resolution in support of the application was adopted.

VOTE: 32-0-1-0

10.225 Central Park West (West 83rd Street.) Application to the Landmarks Preservation Commission to remove two metal-framed greenhouses and replace them with new greenhouses on the 17th floor and at the terrace level.

- Greenhouses are minimally visible and completely appropriate.

After deliberation, the resolution in support of the application was adopted.

VOTE: 32-0-1-0

11.32 West 88th Street (Central Park West-Columbus Avenue.) Application #112587 to the Landmarks Preservation Commission for window replacement and a 4-story rear-yard addition.

- Proposal to remove L-shaped addition and build a full-width addition that protrudes less far into rear yard.

- Considerable community opposition over noise and dust and loss of sunlight.

After deliberation, the resolution in support of the application was adopted.

VOTE: 27-2-4-0

Parks & Environment Committee

Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons

Joint with the Preservation Committee

Lenore Norman and Gabrielle Palitz, Co-Chairpersons

The co-chairs reported.

Resolution Re:

12.**Central Park.** Design for signs proposed for Central Park about the history of the Old Croton Aqueduct

New York City Parks & Recreation

After deliberation, the resolution in support of the application was adopted.

VOTE: 33-0-0-0

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

The co-chairs reported.

Resolution Re:

13.Application #1374385 to the Department of Consumer Affairs by Sultana Razia to construct and operate a newsstand at the northeast corner of Broadway and West 62nd Street. After deliberation, the resolution in support of the application was adopted.

VOTE: 19-12-2-0

Adjourned at 9:00 PM.

Present: Jay Adolf, Andrew Albert, Linda Alexander, , Louis Cholden-Brown, Hope Cohen, Kenneth Coughlin, Page Cowley, Mark Darin, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Marc Glazer, Victor Gonzalez, Phyllis E. Gunther, Ulma Jones, Blanche E. Lawton, Marisa Maack, Lillian Moore, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Michele Parker, Anne Raphael, Oscar Ríos, Suzanne Robotti, Haydee Rosario, Madge Rosenberg, Helen Rosenthal, Roberta Semer, Eric Shuffler, Elizabeth Starkey, Barbara Van Buren, Thomas Vitullo- Martin, Cara Volpe, George Zeppenfeldt-Cestero and Dan Zweig. On-Leave: Charles Simon. Absent: Richard Asche, Brian Byrd, Elizabeth Caputo, Mark Diller, Robert Espier, Dalia Mahmoud, Judith Matos, Nick Prigo, Gabriella Rowe, Ethel Sheffer and Mel Wymore.

Represented CB7 at City Council re: RSC: Richard Asche, Mark Diller, Ethel Sheffer and Mel Wymore.

Business & Consumer Issues Committee Meeting Minutes

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

December 8, 7:00 PM

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

1. **100 West 94th Street** (Columbus Avenue.) Elizabeth's on Columbus, LLC d/b/a To Be Determined

Application for new restaurant a/k/a 680 Columbus Ave. Seating for 70 guests indoors and 40 guests in existing enclosed sidewalk Café. Opening in spring.

COMMITTEE APPROVES 8-0-0-0 1-0-0-0.

2. **Damrosch Park at Lincoln Center**, Big Apple Circus, LTD, d/b/a Big Apple Circus. Applicants represented by Seth Weinberg (atty), Applicant for site specific liquor license for serving guests at private parties, and public events only.

COMMITTEE APPROVES 8-0-0-0 1-0-0-0

Postponed to January, 2011 BCI:

11 West 60th Street (Broadway.) Lauren Peltzman - Corp to be formed.

Withdrawn:

103 West 70th Street (Columbus Avenue.) Epices W 70th Corp, d/b/a Epices Dutraiteur.

Unenclosed Café Renewal Applications:

3. **237 Columbus Avenue** (West 71st Street.) Renewal Revocable Consent application DCA# 1219794 to the Department of Consumer Affairs by 71 Wine Bar Café Operating Corp., d/b/a Bin 71, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats. No changes.

COMMITTEE APPROVES 7-1-0-0 1-0-0-0

4. **412 Amsterdam Avenue** (West 80th Street.) Renewal application DCA# 1158198 to the Department of Consumer Affairs by 412 Amsterdam Avenue, d/b/a Bettola, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 26 seats. No Changes.

COMMITTEE APPROVES 7-1-0-0 1-0-0-0

5. **447 Amsterdam Avenue** (West 81st Street.) Renewal application DCA# 0990613 to the Department of Consumer Affairs by New Store Restaurant Corp., d/b/a EJ's Luncheonette, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats.

No changes.

COMMITTEE APPROVES 7-1-0-0 1-0-0-0

6. **951 Amsterdam Avenue** (West 106th – 107th Street.) Renewal Revocable Consent application DCA# 1277938 to the Department of Consumer Affairs by RAM EATS, LLC, d/b/a Blockheads Burritos, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

COMMITTEE APPROVES 7-1-0-0 1-0-0-0

Enclosed Café Renewal Applications:

7. **2787 Broadway** (West 107th Street.) Renewal application DCA# 1147364 to the Department of Consumer Affairs by Hillview Specialty Food Inc., d/b/a 107th West Restaurant, for a two-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.

COMMITTEE APPROVES 8-0-0-0 1-0-0-0

8. **2061 Broadway** (West 71st Street.) Renewal application DCA# 1233566 to the Department of Consumer Affairs by Café 71, Inc., d/b/a Café 71, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats. Issue arose over public bench which appears to be on the sidewalk. Vote to approve upon inspection and verification that said bench does not violate NYC sidewalk obstruction policies.

COMMITTEE APPROVES 7-1-0-0 1-0-0-0

9. **2483 Broadway** (West 92nd -93rd Street.) Renewal application DCA# 0916146 to the Department of Consumer Affairs by Hussien Environment, Inc., d/b/a Cleopatra's Needle, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 16 seats.

COMMITTEE APPROVES 8-0-0-0 1-0-0-0

Date	Location	Sponsor Name	Committee Vote
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4/17/11	W. 104th-108th Street & Broadway (Eastside)	Duke Ellington Blvd. Neighborhood Association***	C: 8-0-0-0. BM: 1-0-0-0.
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4/17/11	W. 108th-110th Street & Broadway (Eastside)	24th Precinct Community Council	C: 8-0-0-0.
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4/17/11	W. 60th – 65th Street & Broadway (Eastside)	Veritas, Inc.****	C: 8-0-0-0.
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5/01/11	W. 86th – 93rd Street & Broadway (Eastside)	Broadway Malls Center	C: 8-0-0-0. BM: 1-0-0-0.
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5/01/11	W. 93rd – 96th Street & Broadway (Eastside)	Strycker's Bay Neighborhood Council **	C: 8-0-0-0. BM: 1-0-0-0.
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5/08/11 W. 60th – 65th Street & Broadway (Eastside) Committee for Environmentally Sound Development** C: 8-0-0-0. BM: 1-0-0-0.

5/08/11 W. 97th – 106th Street & Amsterdam Avenue Valley Restoration, LDC C: 8-0-0-0. BM: 1-0-0-0.

5/22/11 W. 77th-90th Street & Amsterdam Avenue West Manhattan Chamber of Commerce C: 8-0-0-0. BM: 1-0-0-0.

5/29/11 W. 72nd – 82nd Street & Broadway (Westside) Coalition for a Livable West Side C: 8-0-0-0. BM: 1-0-0-0.

5/29/11 W. 82nd – 86th Street & Broadway (Westside) Safe Haven West Side Basketball League** C: 8-0-0-0. BM: 1-0-0-0.

6/05/11 W. 66th – 72nd Street & Broadway (Westside) Project Open at Lincoln Center Towers C: 8-0-0-0. BM: 1-0-0-0.

6/12/11 W. 73rd – 82nd Street & Broadway (Eastside) West Side Federation of Neighborhood & Block Assoc. C: 8-0-0-0. BM: 1-0-0-0.

6/12/11 W. 82nd – 86th Street & Broadway (Eastside) The Broadway Malls Association C: 8-0-0-0. BM: 1-0-0-0.

6/19/11 W. 86th – 91st Street & Columbus Avenue Westside Crime Prevention Program C: 8-0-0-0. BM: 1-0-0-0.

6/19/11 W. 91st – 96th Street & Columbus Avenue Mitchell-Lama Residents Coalition C: 8-0-0-0. BM: 1-0-0-0.

7/31/11 W. 66th – 72nd Street & Columbus Avenue Lincoln Square Neighborhood Center C: 8-0-0-0. BM: 1-0-0-0.

8/28/11 W. 79th-86th Street & Amsterdam Avenue Concerned Citizens for Community Action C: 8-0-0-0. BM: 1-0-0-0.

8/28/11 W. 96th-104th Street & Broadway (Eastside) Goddard Riverside C: 8-0-0-0. BM: 1-0-0-0.

9/18/11 W. 66th-86th Street & Columbus Avenue West Manhattan Chamber of Commerce C: 8-0-0-0. BM: 1-0-0-0.

10/2/11 W. 96th – 106th Street & Broadway (Westside) Bloomingdale Area Coalition C: 8-0-0-0. BM: 1-0-0-0.

10/2/11 W. 106th – 110th Street & Broadway (Westside) One Stop Senior Services** C: 8-0-0-0. BM: 1-0-0-0.

10/9/11 W. 86th – 98th Street & Broadway (Westside) NAACP Mid-Manhattan Branch C: 7-0-0-1. BM: 1-0-0-0.

10/9/11 W. 90th – 96th Street & Broadway (Westside) Symphony Space C: 8-0-0-0. BM: 1-0-0-0.

** Applicants must submit copies of canceled checks prior to Full Board

*** Committee awaiting confirmation of CB7's confirmation of receipt of check

**** Applicant advised that checks must be written to entities other than their own organizations.

Present: George Zeppenfeldt-Cestero, Michele Parker, Elizabeth Caputo, Paul Fisher, Marc Glazer, Ulma Jones, Dalia Mahmoud and Anne Raphael. Absent: Linda Alexander.

Preservation Committee Meeting Minutes
Lenore Norman and Gabrielle Palitz, Co-Chairpersons
December 9, 2010

1. **40 West 69th Street** (Columbus Avenue – Central Park West.) Application #11-4165 to the Landmarks Preservation Commission to construct a stoop and a rear-yard addition.
 Presenter #1: Cas Stachelberg (Higgins Quasebarth & Partners – advisor to private, corporate, government and institutional clients in preservation and rehabilitation) – scope and history of work

- One of 34-46 of multiple row houses that have this same design
- No stoop currently as it was removed in 1920's
- 3 components to project
 - o Remove 3 story rear yard extension
 - o Roof – construct 1 story penthouse (proposed penthouse set back 25' will not be visible)
 - o Reconstruct the stoop on the front facade
- Tax photos are reviewed to show when the stoop existed
- We are the C in the row of design (AA B C B D E)
- Entry level of the building will move up 1 level (to original location)
- The roof of 40 West 69th street includes a stair bulkhead – proposed penthouse will be set back 25' and will not be visible.
- There is a 3-story rear-yard near full depth extension which is to be demolished. The proposal calls for the construction of a new 2 story more shallow addition as well as the re-construction of the 4 lower floors of the rear façade 2.5 feet out from the original rear facade location. This will use red brick to match adjacent rear facade.
- Upper level of building (painted and pointed)
- Currently buildings that match in the front façade don't match in the rear façade
- Proposal maintains the height line
- Proposal considered other row houses by the same Architect

Presenter #2: Bryan Weir (Weir LLC) – architect

- New plan allows for more backyard space
- Terrace allows for shortened area
- Roof plan – the penthouse is similar to next door addition
- Inset carving for the stoop proposed
- Original windows are flat, proposed windows are curved in plan
- new fenestration proposed
- Plan to build the new rear facades out of brick to match the existing brick of neighboring buildings, not re-use existing. 3 new floors extend 2.5 feet out from the original wall
- Steel widows are proposed for the 2-story rear yard addition. Mahogany is proposed for the new casement windows in the new brick walls.

Committee Discussion:

- Gabby asks clarification on 2nd story material proposed?
- Response:
 - 2 story glass is smooth metal surface(a light matte grey)
- Lenore asks to clarify the guardrail proposed on the penthouse?
- Response:
 - Penthouse – fence guardrail wooden railing – 1 inch spacing – top railing is aluminum railing – penthouse is stucco material (off white in color) with metal doors
- The yard will be 21 feet from the lot line – 24 feet wide
- Penthouse is set back 26 feet from the front of the building
- Metal railing on the 4th floor
- Demolition – the party wall will be repointed and put in better shape
- Brick has been painted--the new construct will correct this.
- Jay asks a question about the occupancy of the existing and new building as well as the proposed new stoop.
- Response: occupancy of building 9 apts and an office – then single family
- Stoop – bulk of the massing of the stoop is 38 west 69th street – detailing came from 48 west 69th street building

- Stoops 1 level up on parlor level
- New door will be glass and wood (matches 38 west 69th street)
- Glass on 2 sides
- Mark asks a question about what will the inside of the building be utilized for in the back? and What informed your decision on the casement windows?
- Response: glass room used as a dining area for the kitchen
- We wanted large windows to allow for light to come in
- Miki comments:
- There is no reason to change the windows façade – enhancement to the bay – the staff is ok with that – we are not sure if the window was curved to begin with – happy to see space being taken away from the donut
- Lighting internally will be lights downward –pattern of window panes will obscure the brightness
- Gabby comments:
- The rhythm is modern – but it doesn't match others – open façade and contemporary in nature
- The windows still maintain the line and fit in the brick façade
- She understands that they are looking to provide more light

Public Attendance:

Elliot Choen resident of 42 west 69th Street – comment:

- This is the first information he is receiving on the project
- he came to get info and ask how long renovation will take place – response: “spring 2011 – summer to 2012” ; he states lots of renovations taking place – relief that will be less in the backyard; they reached out to owner of their building ; he's concerned crack in the cinderblock wall –cracks across their patio – floor had been pitching – 68th street backyards are about 5-6 feet lower and things shifting- a geotech engineer has been involved ; this could affect multiple buildings ;
- Walter Rath responds as he is the geo technical engineer assigned to the project: he states party walls bear directly on bedrock (1B) good competent bedrock and that they will take precautions to protect the neighboring buildings; he believe that in the past when they blasted the rock there was overbreak – and the fill was not well compacted – concrete patio will be moving – they will monitor points on the adjacent buildings during the construction
- Public : Ida Veltri : what is happening to extension – response: party wall will be restored completely

Shane Beglider : building is tangential - 48 west 69th Street asked why are you not trying to capture more light in the rear yard extension

Miki Proposal : accept it as presented

Mark comments that he does not like the windows. Gabby not sure about the rails.

Vote: 7-0-1-0 (favor, opposed, abstention, abstention with reason)

December 9th resolution will be presented to the Landmark Preservation Committee

Conclusion as summarized in the Preservation Committee Resolution:

Regarding the front façade, the Preservation Committee of Community Board 7/ Manhattan believes that the re-construction of the front stoop in brownstone is appropriate to the historic character of the building and of the Historic District. Furthermore, the Preservation Committee of Community Board 7/ Manhattan believes that the proposed replacement of the existing flat wood sash windows with new curved wood sash windows at the curving third floor bay window on the front facade is appropriate to the historic character of the building and of the Historic District.

Regarding the rear yard addition, the Preservation Committee of Community Board 7/ Manhattan believes that the re-design of the rear façade, consisting of

- removal of the existing near-full depth, three story addition
- construction of a new, shallower 2-story rear yard addition, glass-enclosed, within a narrow painted metal frame
- reconstruction of the lower four stories of the main rear façade 2.5 feet forward of the original rear façade plane; using red brick to match the adjacent rear facades; with new mahogany casement and upper transom windows, 4-bays wide
- repair and renovation of the existing fifth floor rear facade at its existing location, including re-building the existing corbelled detail at the top of the wall, and installation of new mahogany windows to match those below

is all reasonably appropriate to the historic character of the building and of the Historic District.

2. 11 West 74th Street (Columbus Avenue – Central Park West.) Application #11-3719 to the Landmarks Preservation Commission to modify a fence and install a barrier-free access lift.

Robert Strong Architect:

- the owner of 11 West 74th Street has become disabled and needs a handicap lift
 - lift can be removed when the house is sold
 - fence was there when it was landmarked in 1990's (stoop was removed)
 - small section of the fence will become operational gate (3 feet)
 - handicap lift placed in front yard bolted there and operates with electricity
 - can be removed when the guy leaves
 - rest of the fence remains the same
 - key operated on both sides
 - Miki: LPC is reviewing this because its an alteration to the building (strange because it's a handicap issue)
- Approve as submitted: 8-0-0-0

Other Business

- Lenore and Gabby spoke to Mel about problems we have experienced with LPC – (for example - they don't wait for us to review and provide feedback on items) Mel suggested speaking with other boards to identify their experiences.
- Historic District Commission –to CB 7 prospective applicant who is interested in the Preservation Committee.
- In addition the committee chose 4 items to pursue and discuss at future meetings a “wish list items” – Page sent us a summary – Mosette Broderick – come and speak to committee at next meeting – or 6:00- 6:30pm presentation.

Present: Lenore Norman, Gabrielle Palitz, Jay Adolf, Brian Byrd, Mark Diller, Miki Fiegel and Blanche Lawton and Dalia Mahmoud.

Housing Committee Meeting Minutes
Victor Gonzalez, Chairperson
December 13, 2010 7:00PM

After the usual around the table introductions, we began to discuss PETRA. But a more serious topic was raised which needed our immediate attention. This topic was the sunset (expiring) of the

rent regulations laws on June 15, 2011. Present at this discussion was Sandra Handloser, a resident of the Upper West Side who is already experiencing some of the issue that this sunset would bring. First and foremost, she stated that all that she can get is a one-year lease and then went on to explain what would happen if these laws are allowed to expire. By the way, Janet Wasserman was also on hand to further explain the pitfalls of this same topic. She too is a long time resident of the upper west side. But before we move on with this discussion, let us state which laws are up for expiration. First, the Emergency Tenant Protection Act of 1974 (the ETPA) and second is the Emergency Housing Rent Control Law of 1946. Both Janet and Sandra explained that if these laws are allowed to expire, all the rent stabilized apartments inside and outside of New York City that are regulated by the ETPA would most likely be converted to market rate housing when the tenants' leases expire. And as for the rent controlled apartments in New York City they would probably be decontrolled immediately and subject to eviction without cause on thirty days' notice. So after some more discussion the committee decided to put a resolution in that would address these issues. The resolution's discussion was taken to a vote and the results were 5-0-0-1 (abstained with cause) by committee and 1-0-0-0 by a non committee member.

After completing that discussion, we turned to implementation of the mid May legislation that prohibits SRO landlords from operating them as transient hotels. The landlords may want to turn SRO's into NYC supported transitional housing instead of making them long-term affordable rental units. And after much discussion on this topic, the committee voted for a resolution as follows: 6-0-0-0 by committee members and 1-0-0-0 by a non committee member.

Now, that those particular topics had been discussed, Lillian Moore suggested that we have a forum on the Urstadt Laws and begin to explore who do we need to speak to make that happen. She also wanted to discuss at that session the issue of vacancy decontrol.

We will schedule a meeting in the future for those issues. in addition, since we did not complete the PETRA topic a special meeting will be held later on this month in order to prepare strategies for PETRA and the NYCHA meeting scheduled for January 10, 2011 at CB7's office.

Present: Victor Gonzalez, Mark Darin, Marisa Maack, Lillian Moore, Nick Prigo and Suzanne Robotti. Board Chairman: Mel Wymore. Absent: Robert Espier and Gabriella Rowe.

Transportation Committee Meeting Minutes **Andrew Albert and Dan Zweig, Co-Chairpersons** **December 14, 2010**

1. Application #1377090 to the Department of Consumer Affairs by Iqbal Sayyed to construct and operate a newsstand at the northeast corner of Broadway and West 95th Street. Iqbal Syyed, the proprietor, was present and described the location of the newsstand. The location will be in front of the Mandee retail somewhat north of the 95th St corner. He testified that there was no objection from Mandee or from AT&T, the closest retailers to the intended location. Public notice was provided with 4 notices posted, one each on the four corners of the 95th St & B'way intersection, 3 on light posts and one on the side of a building.

This entire block's sidewalk space was narrowed due to the remodeled 96th St subway station over the local neighborhood's objection, with concerns especially expressed by the coop building on the northeast corner. The applicant was asked to reach out to get feedback from the coop itself on this proposed use of sidewalk space.

The committee members will visit the site and caucus before the January full board meeting to see if

the
site viewing and perhaps additional community opinion can provide a means to a resolution.

2. Application by the Columbus-Amsterdam BID to the NYC Department of Transportation for “Weekend Walks” on Amsterdam Avenue from West 106th-110th Streets on May 1, 8, 15, 22. Peter Arndsten presented the application which was similar to the Weekend Walks run during 2010. May 8th 2011 date is the same date that a multiblock street fair ending at W106 St. is also running. The committee felt the closing of Amsterdam for the extra blocks north of the multiblock fair on that date should not present a problem.

A resolution to approve the Weekend Walks for all four May dates was proposed by Roberta Semer and seconded by Linda Alexander.

Committee: 10-0-0-0 Non Committee Board members: 2-0-0-0

3. Informal presentation by PS199 parents on safety concerns on W.70th St between Amsterdam and West End Avenues including possible traffic calming initiatives. Current problem is primarily traffic speeding up the block on the wide street, taking advantage of the wide width and often trying to make the next light.

Eric Shuffler presented the initiatives to be explored. The following possible remedies were presented:

Channelization of traffic; neckdowns at the corners, green neckdowns to make greener use of the area changed from current automotive use, change timing of lights to discourage speeding.

Other possible remedies discussed were: Daylighting, Leading Pedestrian Intervals at the corner lights, Radar Speed limit sign, Chicane layout of curved roadway with varied surfacing, moving a lane of parking out from the curb on W.70th St., closing the block to traffic from 8am – 3pm daily.

4. Committee initiatives –

- a. Meeting with tour bus companies – will try to do in January – helped by Jesse Bodine.
- b. Road conditions survey – will continue to gather and review submitted surveys.
- c. Plaque program – moving along.
- d. Enclosed sidewalk café regulations – there is a process to fine unused café locations being proposed for city council. Complaint based initiation.
- e. Stop Here on Red locations for DOT – CB7 should ask DOT for all left turn from Broadway locations which do not have these signs already.

5. Other business –

- a. Bike racks on meter poles – asked DOT about progress with this initiative.
- b. Ulma Jones - presented – East bound traffic on 86th street making a left onto CPW – only one car gets to go with each light change.
- c. W. 71 St. / Broadway bowtie area - W.72nd St and Broadway/Amsterdam – propose to allow left hand turn to north bound traffic onto W.72nd St.
- d. Columbus Ave- on east side between 89th and 90th St. – no parking during the week.
- e. Broadway southbound – no lane lines from 72nd St to 70th St.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Ken Coughlin, Marc Glazer, Ulma Jones, Blanche Lawton, Lillian Moore, Anne Raphael and Roberta Semer. Board Member: Mark Darin and Eric Shuffler. Absent: Oscar Rios.

December 15, 2010, 9:30-11:00AM
250 West 87th Street

Welcome to Assistant Chief William Morris, Commander, Patrol Borough Manhattan North. Overview of Manhattan North initiatives.

- The Chief thanked D.I. Kathleen O'Reilly, 24th Pct and Capt. McCormick, 20th Pct, for their hard work throughout the year, and for lowering crime in District 7.
- The National Action Network/NYPD is offering a \$200 bankcard for operable guns turned in on Saturday, December 18, 2010 at St. Mark the Evangelist, 65 West 138th Street, and Memorial Baptist Church, 141 West 115th Street.
- The Parks Department thanked both commanding officers for their deployment of police resources to help patrol parks.
- The Chief made an appeal to the public to be careful about identity theft.

Year-end reports from agencies: accomplishments in CD7 and wishes for 2011.

NYPD - 24th Pct

Accomplishments

- For the four years D.I. O'Reilly has been in command, there has been a drop in major crimes from 1,312 to 964 this year, a 27% reduction.
- Stolen personal property accounts for the 2% rise of Grand Larceny this year. The increase in Grand Larceny has led the DA's Office to new initiatives. Special thanks to Joselinne Minaya and the DA's office for their efforts.
- Community Affairs and the CO continue to work with Marjorie Cohen, Director of the Westside Crime Prevention Program.
- The CO will work with the DA's office to enforce the new SRO law that prohibits hotel use in SRO buildings.

Quality of Life

- Complaints were up 5% over the year, with 103rd Street & Amsterdam Avenue having the highest number of complaints in the precinct for drinking and loitering.
- Panhandling is another major issue but thanks to the Goddard Riverside Homeless placement staff, there has been a significant decrease of aggressive panhandlers and reduction of homeless.
- The precinct is doing more with less.

Traffic

- Broadway & 96th Street is the most congested and accident-prone intersection in the precinct, especially during rush hours. The precinct's Traffic Intel sent DOT a request to study the feasibility of a No Left Turn, north and south, during rush hours. Statistics show that most accidents occur on 96th Street and Broadway to Riverside Blvd.
- There were 99 injuries related to traffic accidents, down 6.2 % for the year.

20th Preconct

Accomplishments

- All major crimes were down 9.5% for the year, including Grand Larceny.
- The number of rapes rose for the year, 11 versus 3 for the previous year. Police are looking for a serial rapist, apparently a journalist. The majority of rapes are club or bar related where the victim wakes up the next day and does not remember details except that she were raped.

Quality of Life

- The precinct issued 626 summonses to bicyclist since August 2010, on Columbus Avenue, mostly to food delivery people.
- Vendors were issued 1,800 summonses for the year. Due to the diligent work of the officers issuing

violations, offending vendors are beginning to follow regulations.

- This year the precinct had seventeen contacts with homeless individuals and worked with other agencies in getting them off the street.

Traffic

- Accidents were down 27% for the year.
- The precinct requested that DOT study the light sequence at the intersection of 81st Street & Columbus Avenue. Since the installation of the bike lanes there have been major traffic snarls at this intersection and an increase in sideswipe accidents. In addition, drivers cannot get off the block.

Both precincts reported no major issues with schools.

NYPD PSA 6

Update

- All major crimes were down 8.3% for the year, robberies down 15.5%. Douglass Houses major crimes down 2.2%. Amsterdam Houses had three crimes since July 2010.
- Douglass Houses makes up 60% of all crimes for PSA6.
- On November 30, 2010, there was a shooting at Douglass Houses; there is a person of interest.
- Narcotics investigation is up in Douglass.
- Blood Drive December 28, 2010, 8 a.m. to 4 p.m. at the precinct.

All commanding officers expressed their thanks to all other agencies for their cooperation with inter-agency work.

DA's Office

- Joselinne Minaya thanked the commanding officers and their staff for working with her throughout the year.
- The DA's office established a Crimes Strategy Unit with a dedicated Assistant District Attorney to help reduce criminal recidivism. The ADA keeps a database of repeat criminals and requests the judge give harsher sentences to these offenders.

DDC and DEP

- Preliminary Plan for the trunk water main connections for Shaft 24B, various locations from West 60th Street and West End Avenue to West 65th Street and Broadway. Late January there will be meetings with Lincoln Center to coordinate events.
- Catch basin work will be completed by March 2011; only final restoration needs to be done. CB7 requested that DDC inspect Amsterdam Ave at 79th & 86th Streets where temporary restoration was done in bus stops – reports of uneven grading may cause pedestrian accidents.

NYPD, DSNY, DCA – Addressing book vendor conditions on the west side of Columbus Avenue between 72nd and 74th Streets; and vendor condition on the southwest corner of Amsterdam Avenue and West 71st Street, ifo McDonald's. NYPD is working with its legal department and headquarters on a plan of action.

DSNY – Supervisor positions being reduced from seven to three. Remaining Supervisors will have to cover the whole district. Other supervisors will become regular workers.

DOT, NYPD – Columbus Avenue bike lane update.

- DOT is addressing concerns and complaints from the community and merchants. They are drafting a letter to the CB7 Transportation Committee discussing the issues, especially those concerning business owners on Columbus Avenue.
- DOT will continue to work with the Columbus Avenue Working Group to resolve specific street

redesign issues on Columbus Avenue between 81st & 82nd Street.

- Next year DOT will reconfigure the intersection at 71st Street and Amsterdam Avenue.
- DOT 2011 alternate side parking calendars are available at the CB7 offices.

DOT and DOB – List of ATM inspections installed outside businesses. Implementation of new legislation.

- The implementation of the new ATM law that prohibits ATMs on sidewalks has yet to be worked out. Details will follow.
- DOB is on alert for landlords who may try to change CofO to circumvent the new SRO law that goes into effect next year. The law prohibits hotel use in SRO buildings. If there are any concerns about a building, send the information to DOB for investigation.
- DOB reminded the public that there should be NO placement of decorations on fire escapes.

NYPD/FDNY/DOB/DCA/SBS - Rug merchant on Broadway and 91st Street. 24th Pct will inspect vendor for license. If no license they will arrest and voucher the merchandise. Merchant received an ECB violation and is awaiting a Hearing. No further ECB violations may be issued until adjudication. Goddard – Report on census of street homeless and specific conditions.

In the last three years Goddard has permanently housed 1,000 individuals, but they are still dealing with chronic homeless, those who have been homeless over two years. Goddard thanked the assistance of the 20th and 24th Pct police officers for their teamwork and collaboration.

DPR Unlicensed food vendors and general merchandise vendor on sidewalks around Theodore Roosevelt Park and pending legislation.

- Vendors at Theodore Roosevelt Park – the plan is to allow one veteran license holder who would be chosen according to the seniority of his/her license.
- Parks requested that NYPD vehicles not use the 72nd Street tunnel until DOT finishes its work there.
- Accomplishments this year were the opening of River Walk and the Pier Café at 68th street.
- Parks needs a staff increase for the coming year. There is a growing concern that some permanent workers may become seasonal.
- Plan for next year is to replant Dante Park if it can be budgeted.

Community Clean Up: Work in CD7 to date – Clean-up crews at Dinosaur Park and Verdi Square. The Dept of Parks is very grateful to Community Clean Up for their work this year.

FDNY - Fires down, emergencies slightly up.

HRA

Welcome Carina Cuevas, new liaison to CB7. There is help available for utility bills of low-income individuals.

NYPL

Welcome Michael Alvarez, new Library Network Manager.

Announcements

In January 2010, 60th Street will revert to westbound.

The 59th Street Recreation Center has been fully budgeted.

Present: Penny Ryan, District Manager, John Martinez, Asst. District Manager; Capt. Mullen, John Cappelmann, PSA 6; Capt. Chris McCormack, Sgt. Montgomery; Det. Vassallo, 20th Pct; PO Pamela White, DI O'Reilly, Vinny Durante, Steven Green, 24th Pct; Joselinne Minaya, DA's Office; C. Hancock, DSNY; Leah Donaldson, DOB; Josh Orzeck, DOT; BC John Pellegrinelli, FDNY; Mark Vaccaro, Crista Carmody, Parks; Norberto Acevedo, DDC/OCCN; Luis Rivera, Clean Up NYC;

Carina Cuevas, HRA; Michael Alvarez, Rebecca Donsky, NYPL; Jesse Bodine, Council Member Gale Brewer's office; Sarena Lewit, Goddard Riverside; Pat Richardi, Con Ed; Richard Juliano, T. Devlin, Lincoln Center BID, Marjorie Cohen, WCPP; Peter Arndtsen, Columbus-Amsterdam BID; Jill Greenbaum, SUN; Alan Flacks.