

Full Board, Committee, and District Service Cabinet Minutes

Full Board Meeting

January 4, 2011 6:30 PM

Community Board 7/Manhattan met on January 4, 2011, at Congregation Rodeph Sholom, 7 West 83rd Street, in the District. The meeting was chaired by CB7 Board Chair Mel Wymore, who called it to order at 6:36 pm. The following topics were discussed and actions taken.

Approval of minutes from previous full board meeting.

VOTE: 31-0-3-0

Chair's Report - Mel Wymore

- Wish for new year – UWS becomes the model for a sustainable, responsible, forward-thinking community.

ULURP (Riverside Center) Update

Brenda Levin:

- Extell Team and Gary Barnett thanks CB7 and the community. CB7 “raised the bar” in its professional report and inclusive presentations on its vision for Riverside Center.
- Especially chair Mel Wymore, Working Group chair Ethel Sheffer, former chair Helen Rosenthal.
- Thanks also to Council Member Gale Brewer, Borough President Scott Stringer, and all electeds.
- Many thanks to District Manager Penny Ryan, for all her tireless work.
- Next step – 2012 task force for construction site to work closely with Penny Ryan.

Mel Wymore:

- Thanks to C-M Gale Brewer, BP Stringer for their amazing support in ULURP.
- Thanks also to Penny Ryan, Ethel Sheffer, Mark Diller, and Richard Asche.
- Special thanks to parents and community members who voiced concerns and supported our advocacy.

ULURP Outcome:

- Project approved at City Council for a mixed-use 3MM SF development.
- 2.5MM SF residential housing, 20% permanently affordable, with a minimum threshold to be on-site.
- Developer to fund and build core and shell of a public school of 100,000 SF, with 85,000 SF to be fitted out immediately, and a 5-year option to fit out the balance.
- \$17MM investment in Riverside Park South, and \$2.5MM investment in 59th St. Rec Center

Ethel Sheffer:

- CB7 can be proud of our efforts and report; electeds and agencies impressed by our efforts and approach.
- Site plan for RSC greatly improved thanks to community input; more active open space for children.
- Going forward, must monitor to ensure commitments on the school, affordable housing, etc. are kept.

CB7 Questions on ULURP Outcome:

- Helen Rosenthal: Did the School Construction Authority accept DCP numbers on school seat demand?

A: (Mark Diller) SCA did not agree with/accept need for seats reflected in the FSEIS or community numbers; agreed to build a larger school based on community requests and Developer funding.

- Helen: Concerned that SCA/DoE is blind to need of deficit of over 500 seats by 2018.

- Eric Shuffler: Concern for monitoring construction so that project is realized as agreed.

- Ken Coughlin: Concerned re results on parking limitations and removal of auto dealership.

A: (Mel Wymore) As to Auto Dealership: Developer agreed to add retail on WEA between 60-61 and a portion of WEA between 59-60. As to Parking Limits: final number still below the Developer's request; many Council Members supported parking in even greater numbers. Concessions were necessary.

Additional thanks for the outstanding support in the ULURP Process owed to:

- Speaker Quinn, and the City Council Land Use Staff.
- Jesse Bodine of Gale Brewer's office.
- Brian Cook and the Borough President's Land Use Team.

Community Session. Note that WCBS TV is present filming; speaking at the public session is consent to being filmed.

Yovanka Bylander – Citizens Committee for NYC

- Seeking applications for grants to fund projects led by residents and volunteers (not paid staff) seeking to improve their neighborhoods. Don't need a 501(c)(3).

Bob Wyman:

- Concern over use of Nos. 4 and 6 heating oil – associated with respiratory disease, 250 deaths per year.
- High particulates concentration in winter caused by Nos. 4 and 6 heating oil.
- NYC the last city to use these fuels. Conversion to natural gas would recoup investment in 1-5 years.

Ian Alterman – 20 Pct Community Council:

- Note contact info for comments/concerns: 20pctissues@gmail.com; 646-489-3444.
- Number 1 crime in the 20th pct is theft of unattended property.

Tom Dunn – Lincoln Center David Rubenstein Atrium

- Atrium has been open for a year – a success. Great events, discount tickets available, great café.

Marilyn Braverman:

- Concern over the 96th Street traffic pattern, including crossing a busy intersection to access the subway.

Peter Arndsten – Columbus/Amsterdam BID:

- District need safer streets. Co-worker hit by a car, out for 6 weeks. Supports 20 mph speed limit.
- Presentation on Joan of Arc at Youth Hostel (104th and Amsterdam) on Thursday, 1/6 at 6:30 pm.

Crista Carmody – Manager of Riverside Park:

- Concern over budget cuts – hoping not to lose staff.

Elected Officials:

Gale Brewer – Council Member, 6th District:

- Thanks for a collaborative effort on Riverside Center ULURP.
- Opposed to transitional transient housing on West 94th Street. Need permanent affordable housing.
- Made this need clear to DHS Commissioner and the Deputy Mayor.
- Brandeis proposed co-location: Opposes an elementary charter school. Frank McCourt, other new high schools, are beautifully diverse and successful and need to grow. Wasting \$22MM investment.
- Passed Bed bugs bill - requires mattresses put on street to be covered. Protects neighbors, Sanitation.
- WEA Historic District – hearings in March, June and October. Need participation to show support.
- Aging in Place studies and initiatives - work continues.

Elected Officials' Representatives:

Laura Morrison – State Senator Tom Duane's Office:

- Thanks to CB7 for its intelligence in the ULURP process re RSC.
- Issued a strong statement opposing co-location at Brandeis of elementary charter school.
- Need to renew tenant protection laws.

Michael Kaplan – Assembly Member Richard Gottfried's Office:

- Budget will be painful – rallying against cuts not enough; must push for new revenue sources.
- Pushing legislation for health initiatives.

Gideon Martin – Assembly Member Daniel J. O'Donnell's Office:

- Results of 2010 Manhattan Valley with Pratt Institute, Municipal Art Society, available for distribution.
- Free legal clinic re tenants' rights on 1/27.

Rachel Stein – Assembly Member Linda Rosenthal:

- A-M Rosenthal passionate about rent regulation renewal. Must renew before 6/15 sunset.
- Dental van at PS 191 on 1/5, 12, 19 and 26; mammogram van at District Office in March.
- Co-op and condo resident rights forum at B'nai Jeshurun.

Suzanne Jimenez – Borough President Scott Stringer's Office:

- Looking for CB7 applicants – info session on January 14th..
- BP released virtual town hall – “Your Borough, Your voice.” Survey on schools – seeking priorities.
- “Speak Up New York” – first government sponsored site to help communities organize on-line.

Community Comments on Use of SROs for Transient Homeless Placements:

Each of the following individuals made one or more of the following points:

Ben Wolinsky; Yarrow William-Cole – Goddard Riverside SRO Project; David Sable; Paula Basoff; Leonard Belzer – Neighborhood in the 90s; Aaron Biller: Neighborhood in the 90s; James Sparks; Bob Weigel; Amanda Larrick; Arthur Kimmelfield – Pres Columbia Condo 96th and Bway; Glen Bigelow; James Panero; Jon Marcus; Miriam Febus – West Side Federation of Neighborhood and Block Associations; Peggy Kriegel:

- Concern that placing transient homeless shelter, without appropriate services, near children, schools, houses of worship, will expose kids to things they should not see. Threatens “easy target” seniors too.
- Using SROs as transient housing deprives those most in need of permanent affordable housing.
- Agency overpayments prevent landlords from renting to eligible tenants who need affordable housing.
- Should not reward unscrupulous landlords to who previously created illegal hotels.
- Concern that use will be permanent without actually permanently serving needy population.
- Need CB7 to collaborate with other neighborhoods to address already intolerable social welfare issues.

(Mel Wymore: CB7 is working at the Borough Board on these issues)

- Upper West Side already oversaturated with homeless shelters – we do our part.
- UWS has become a destination for services that other neighborhoods don't want to shoulder.
- State Legislature failed to define permanent housing in illegal hotel bill, left a big loophole.
- City Council failed to address the issue and ensure this sort of opportunistic use did not ensue.
- Acknowledge work of Gale Brewer in preserving affordable housing on the UWS.
- Transient housing is contrary to intent of the State law.
- Use of SROs for transient housing (without supervision or services) is a return to dangers in the 1970s.
- Suggests adding “funding” to “therefore” of CB7 draft resolution, and add “and that they monitor

their activities to ensure that this objective is met.”

(NB: Accepted as friendly amendment by committee chairs.)

- Need to continue stabilizing neighborhood so middle class stays, including good schools and safe streets.
- Fight is not between landlords and tenants, but against City agencies pushing out residents.
- Continued over-concentration of services will discourage investment and purchases.

Community Comment on Proposed Co-Location at Brandeis High School Building of an Elementary School

Each of the following made one or more of the following points:

Darren Morelli – PS 241 teacher; Ellen Darrensborg – PS 241 teacher; Danielle Jarnot – Frank McCourt HS parent; Kavery Kaul – Frank McCourt HS parent; Harvey Lichtman – Brandeis HS teacher; Nydia Jordan – Frank McCourt HS:

- At PS 241, a school in the top 10 of test score improvement, children forced into classrooms in the basement next to the boiler. PS 241 lost reasonable access to its own cafeteria, gym, auditorium.
- PS 241 lost classroom space to charter; now have counseling in stairwells and closets.
- Children understand and learn from this fundamental disrespect.
- PS 241 lost its pre-K and middle school to charter space needs.
- Many Success Academy students from outside D3.
- Success Academy does not serve true special ed and ELL kids.
- Frank McCourt High School is a neighborhood asset with wonderfully diverse cohort.
- D3 desperately needs HS seats.
- DoE until October reserved space in Brandeis for High Schools.
- Love idea of charter school – but must serve the community first.
- Not sensible to put elementary students in a high school building.
- Concern that we are privatizing public education.

Business Session

Housing Committee

Victor Gonzalez, Chairperson

Resolutions Re:

1. Preserving and improving New York State Rent Regulation Laws applicable to New York City [Emergency Tenant Protection Act (1974)] due to expire on June 15, 2011.

Community comment:

Ian Alterman

- Change to “strongly supports the renewal of the rent regulations, and urges the elected to ...” (Accepted as friendly per Shelly Fine)

Board Comment:

- Rent regulation is a State Legislature action – should add “State Legislators” after “elected officials.”

(Accepted as friendly)

- Concern that generality of call for renewal of rent stabilization without addressing specifics is undermined by reference to vacancy decontrol. Should eliminate specific reference.

(Motion to amend made and seconded; later withdrawn before a vote based on friendly amendments).

- Committee seeking a general statement in support of renewal of rent regulation now, with specifics to be addressed in future committee meetings and resolutions.

- Luxury decontrol imposed by a Republican Senate majority years ago. With the State Senate again in Republican hands, eliminating luxury decontrol will be difficult to pass.

- Reference to vacancy decontrol is out of logic of resolution.
- Complex issue – should defer to the committee, but remove out-of-place reference.
- Support for the committee’s approach based on its hard work and learning.

Friendly amendment accepted – deletion of reference to vacancy decontrol.

After deliberation, the resolution as amended to support renewal of NYC rent regulation laws was adopted.

VOTE: 38-0-1-1.

Joint with Health & Human Services Committee

Madge Rosenberg and Barbara Van Buren, Co-Chairpersons

2. Preserving single- room-occupancy hotels (SROs) as permanent, affordable housing.

Committee Chair Introduction – Barbara Van Buren:

- Accepting friendly amendment to call on City Agencies to cease using SROs for transitional housing – recognizing role of City Agencies in this controversy.
- Accepting friendly amendment to add “permanent” to affordable in the last clause.
- Accepting friendly amendment adding “and monitor activities to see that it is actually done.”

Board Comment:

- State Legislation ending use of SROs as illegal tourist hotels had unintended consequences. Intent was to preserve affordable housing. Owners forced to seek other income sources.
- City Agencies provided a lucrative alternative in transient homeless shelters -- owners could not refuse.
- Fault is with the Mayor and the Agency. State Legislature should have drafted to avoid this problem.
- SROs are needed for permanent affordable housing.
- Should express concerns about inappropriate use to the banks who hold the landlord’s mortgage.
- CB7 pointed out this risk when bill was before the State Legislature.
- Concern includes City Agency’s failure to ensure appropriate services will be provided to transients.

After deliberation, the resolution to preserve SROs as permanent affordable housing was adopted.

VOTE: 40-0-1-0.

Youth, Education & Libraries Committee

Mark Diller, Chairperson

3. Proposed Co-Location of Upper West Success at the Brandeis High School Building.

Committee Chair introduction – Mark Diller:

- Proposal to co-locate an elementary charter school in the Brandeis High School building.
- Elementary school would phase in starting with K and 1; add one grade per year.
- YEL December meeting devoted to this issue. 3 representatives of Success Academy participated. Civil but probing inquiry and concerns raised by the community (as well as some support).
- Meeting and resolution limited to co-location – not a referendum on charters.
- Two principal concerns: (1) due to the admissions priorities in its charter, elementary school will not be able to address overcrowding in the same area as the Brandeis HS building; and (2) the inappropriateness of interactions between elementary students and high school students in close proximity.
- \$500,000 of public money proposed to build a new cafeteria and retrofit the building for young kids.
- Elementary school needs a separate cafeteria because the noise and rough-and-tumble of high schoolers.

- DoE rejected (as recently as October 2010) suggestions to repurpose Brandeis as seats needed for HS.

Community Comment:

Noah Gotbaum - President of the District 3 Community Education Council:

- CEC unanimously oppose proposal; 22 of 32 D3 schools oppose co-location (none support).
- All of our schools require more resources; proposal takes resources away from the schools.
- Success Academy in the past has not taken all special needs and English Language Learners.
- Public schools co-locating with Success Academy have been squeezed out.
- Makes no sense to spend \$500,000 to retrofit a high school for elementary students.

Michelle Lipkin – President, D3 Presidents' Council:

- Supports YEL resolution.
- Southern portion of D3 has seen astounding enrollment growth - there is no room for charter school.

Rachel Laiserin – President, PS 87 Parents Association:

- Almost every school on UWS is at or above capacity. Proposal will not address overcrowding.
- Supports resolution; opposes co-location.

Christine Annechino – Vice President, CEC3:

- Concerns for experiences of PS 123, PS241 and other schools co-located with Success Academies.
- Co-location proposed for other D3 schools; community and schools fought back.
- Need our high school seats in D3.

Beth Servetar – PS 87 PA:

- D3 needs all of its seats to address overcrowding.

Board Comment and Questions:

- Schools phasing in while old Brandeis HS phases out. No space unused.
- Educational Impact Statement reveals that elementary school, not high schools, will get all flexible space.
- Interesting that Success Academy did not send a representative to CB7.
- Many of these seats are going to go to students out of district.
- Co-locating 6 year olds and high school students requires separate halls, bathrooms and stairwells.
- DoE, Success Academy unable to provide details on space utilization.
- Support charter schools in general, but also support this resolution. What I see happening here is a charter school competing with public schools for resources. It is insanity, including fiscally, to house elementary students in a high school.
- Admissions priorities in charter will prevent Success Academy from addressing overcrowding in the immediate neighborhood. Marketing targeting students in that immediate area – won't get it.
- We should not be accommodating out-of-district students ahead of overcrowded district residents.
- Concern with the clause about combining elementary and high school students, since the UWS is full of private schools that do just that. Motion to strike last recital (no second).
- Final approval or proposal resides with Panel for Educational Policy, which always supports DoE.
- SUNY as charter authorizer requires identification of D3, but not a specific location.
- Other constituent high schools in Brandeis building will lose space and flexibility; certain rooms like a black box theater and science rooms and art room with kiln will not be used for intended purposes.
- Supports charters and the resolution; should not conflate Success Academy with all charters.

After deliberation, the resolution to oppose co-location at the Brandeis HS building was adopted.

VOTE: 40-0-0-0.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

4. Application #1377090 to the Department of Consumer Affairs by Iqbal Sayyed to construct and operate a newsstand at the northeast corner of West 95th Street and Broadway.

• WITHDRAWN.

5. 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 (the committee does not foresee a conflict with Valley Restoration’s Street Fair which ends at Amsterdam and West 106th Street), 15, and 22.

After deliberation, the resolution to support the BID’s initiative was adopted.

VOTE: 35-0-0-0.

Preservation Committee

Lenore Norman and Gabrielle Palitz, Co-Chairpersons

6. 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.

- Front façade work includes restoring the front stoop, new windows. All quite appropriate.
- Rear addition will eliminate the “L” addition and add a smaller, full-width extension.
- Rear façade to include a glass and steel addition with matched bricks and appropriate rear-yard windows.

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

VOTE: 35-0-1-0.

7. 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.

- Renovation of fence to accommodate a lift for a disabled resident. Could be put back by future owner.

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

VOTE: 35-0-0-0.

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

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

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

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

VOTE: 35-0-0-0.

Damrosch Park at Lincoln Center, Big Apple Circus, LTD, d/b/a Big Apple Circus.

- Liquor to be served only at special events and private parties, not for general admission.
- Patrons cannot take drinks outside the premises.
- Accepted friendly amendment to specify that CB7 approval is contingent upon inclusion in business’s method of operations that use is limited to private parties.

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

VOTE: 35-0-0-1.

9. Unenclosed Café Renewal Applications:

- 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.

- 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.
 - 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.
 - 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. After deliberation, the resolutions to approve the applications were adopted.
- VOTE: 35-1-0-0.

10. Enclosed Café Renewal Applications:

- 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.
- 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.
- 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.

Board Comment:

- 2061 Broadway is on a crowded side street. In addition to usual policy arguments, this violates our board policy on side streets.
 - DoT has new regulations on abandoned enclosed cafes. Awaiting those regulations.
- After deliberation, the resolutions to approve the applications were adopted.

VOTE: 2061 Broadway: 23-10-2-0

2483 Broadway: 24-9-2-0

2787 Broadway: 24-9-2-0.

Applications for 2011 Multi-block Street Fairs. Postponed to the January 12 Business & Consumer Affairs Committee meeting. The full board will vote on February 1, 2011
WITHDRAWN.

Adjourn: 9:45.

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

Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
January 11, 2011, 7:00 PM

1. Application #1377090 to the Department of consumer Affairs by Iqbal Sayyed to construct and operate a newsstand at the northeast corner of West 95th Street and Broadway.

a) Representative of the Princeton: Robert Bindger, VP Board of Directors. He felt it was not a good idea for the corner: the negative impact would be on traffic flow and cause gatherings. Feels it is redundant because of the kiosk being built in the subway station. When queried by Mr. Bindger, Mr. Sayyed said there would not be lottery tickets sold. In addition, Mr. Bindger felt the area has been inundated by construction. Added when the businesses put garbage on the block, pedestrians have to walk in single-file.

b) Roberta Semer said the street wasn't that crowded.

c) Ken Coughlin pointed out that the block was not too crowded.

d) Mel Wymore added that the area will be too congested. She also added that Transportation Committee and the board should consider overall congestion.

e) Ulma Jones said she was being attacked by Mr. Bindger for her playing Devil's advocate.

f) Dan Zweig considered the narrowing of the sidewalk and how the board would not support a sidewalk café, but believes that because of where the line-up of the newsstand is. i.e., between to existing obstructions, it will be a beneficial amenity. He also believes it will be a buffer to traffic.

g) Peter Arndsten believes it will be a mistake.

BE IT RESOLVED THAT Community Board 7/Manhattan Approves: 6-4-0-0; 0-0-1-0

2. 2510 Broadway (West 93/94th Streets). Application #1377460 to the Department of Consumer Affairs by Hondre Yonli to construct and operate a newsstand in front of 2510 Broadway.

Applicant did not attend; nor did any members of the public attend for this issue.

a) Lisa Sladkus pointed out that Transportation Committee did do a survey, but Andrew Albert pointed out that the survey was outdated.

b) Ken Coughlin added he did not want to advocate newsstands because they sell cigarettes.

c) Tom Vitullo-Martin added that he feels the board must establish a rationale. He reminded us that there were four or five applications for the 94th- to 95th Street area.

d) Dan Zweig said the newsstand being applied for does not have enough clearance and he introduced the resolution to disapprove.

BE IT RESOLVED THAT Community Board 7/Manhattan Disapproves: 9-0-1-0; 1-0-0-0

3. Street Surveys. Transfer of street survey data to useable forms for NYC Department of Transportation.

Andrew thanked everyone and proposed delineating the materials, utilizing the Upper West Side Street Renaissance template.

4. New Business.

a) Plaque program and secondary street naming policies.

Board felt the plaque was best for famous people, cited the Babe Ruth plaque.

Ulma Jones asked about temporary status.

Andrew Albert cited the secondary street sign naming Chico O'Farrell Way on West 88th Street as under-serving the memory of the famed Afro-Cuban Jazz Musician.

Sub-committee being formed for Plaque and secondary street naming, comprising Ken Coughlin, Marc Glazer, Anne Raphael and Roberta Semer.

b) Tom Vitullo-Martin complained about hazardous patch on Amsterdam and 86th Street, NE and SE corners.

- c) Linda Alexander brought up problems with vendor on west side of Broadway, spanning West 72nd to 74th Streets. Andrew Albert said CB would get involved with it.
- d) Public member Avi Hoffman suggested a pedestrian mall on northbound Broadway from 73rd to 79th Streets.
- e) Dave Zelman brought up the problems with the bicycle lanes and said that West 71st Street is going to be disaster. Roberta Semer said she only gets out on West 71st Street in inclement weather because of the dangerous congestion. She loves the countdown timers.
- f) Mel Wymore asked Committee to research one-way traffic for CPW, WEA and other streets.

Postponed to February 8: Coach Tour Buses. Discussion with coach tour bus companies on their operations on the Upper West Side.

Withdrawn: 504 Columbus Avenue, Gristedes (West 84th Street). Request by Gristedes to the NYC, Department of Transportation for a truck loading zone on Columbus Avenue on weekdays from 10AM to 4PM.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Ken Coughlin, Marc Glazer, Ulma Jones, Anne Raphael, Oscar Rios and Roberta Semer. Board Members: Mark Darin, Thomas Vitullo- Martin and Mel Wymore. Absent: Blanche Lawton and Lillian Moore.

Preservation Committee Meeting Minutes
Lenore Norman and Gabrielle Palitz, Co-Chairpersons
January 13, 2011

1. 180 West 81st St.: This is an application to LPC for painting of the existing limestone window surrounds and a limestone band below the 5th floor windows. The applicant was represented by Ivan Segic and Joseph Smerino of New York Design Architects, LLP. The painting was partially done in Nov. '10 when the owner received a violation notice from LPC. The painting stopped upon receipt of the violation. Prior to painting the owner attempted to clean (power wash) the limestone in question with no success. After some discussion, the committee members all agreed that painting was the best alternative. Discussion revolved primarily around the color chosen for the painting. Some members would have preferred to see a historical photo as a guide to choosing the appropriate color but none was available. The applicant presented some alternative colors (albeit not from the same company as the one chosen) and a consensus emerged among the committee members for a darker and less contrasting color. The paint already chosen was a waterproof paint (made by Sonoborne) that the committee agreed would be best if a more appropriate color can be used. The applicant agreed to submit the committee's preferred color to be matched by Sonoborne if possible. With that agreement, the committee voted 7-0-0-0 in favor of the application. Note: 3 members of the public, including one tenant, spoke in support of the application and all indicated that the current owner has vastly improved the building.

2. 333 W. End Ave.: This is an application to LPC to legalize an existing installation of a split-unit AC system in place since 1992 in Apt. 10B. The presenter was the owner of the apt. (co-op) Dan Brinzac. The 2 units are visible from the street and are in front of windows facing W. 76th St. There is no alternative site for them facing any courtyard, etc. that would not be visible. There was general agreement that the units were "hideous", "ugly" etc. There was an opinion expressed that there might be current alternative mechanisms that might be less offensive. Some members likened these

units to large and equally offensive air conditioners that are currently permitted by LPC and also that there was a level of unfairness in having permitted them to remain for 18 years.

Some members, however, felt that despite the time they had been in place, the same standard had to be applied as it would to a new application. A motion to approve the application failed 3-4-0-0 and a subsequent motion to disapprove passed: 4-3-0-0.

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

Housing Committee Meeting Minutes
Victor Gonzalez, Chairperson
January 10, 2011

Robert Knapp gave a brief overview of NYCHA, introduced NYCHA staff in attendance and summarized their responsibilities:

- Emergency Services Department responds to after hours maintenance calls and general emergencies.
- Technical Services deals with elevators, boilers and water heaters among other items.
- Manhattan Property Management Borough deals with the day-to-day mngmt of all aspects of developments from security to general maintenance and caretaking to sanitation.
- Centralized Call Center processes, prioritizes and routes all calls.

Questions and discussion followed between NYCHA staff and committee members, led by Victor Gonzalez, on points brought up to the housing committee during meetings with tenants associations from Douglass I and II, Wyse and Amsterdam.

Elevators:

- Callegheri confirmed that elevators would be replaced at Douglas Houses during 2012 but could not give a more specific time frame. Work will include a full rehab for every building – controls, doors, cab etc.
- Douglas elevators are about 15 yrs old and the lifespan of NYCHA elevators are about 10-15 yrs.
- There has been a rash of stoppages and double headers (both elevators broken) at Wise. Tenants understand there may be some vandalism but that cannot account for all of the problems. Seniors and disabled are particularly disadvantaged. It seems like they can wait for 2 days for someone to come and fix an elevator, they show up, leave and it still not fixed. Better communication with tenants on exactly what is the problem would be helpful.
- Caputo thought that they could keep in better touch with residential leaders and have better communication between elevator division and tenants.
- There are currently zone restrictors on all NYCHA elevators. This keeps someone from prying the door open if they are stuck in between floors.
- A major problem seems to be that when people are stuck in an elevator, they call the Fire Dept. The NYFD's priority is to get the person out and they will destroy the elevator to do that.
- Graham reported that there is a protocol that should be followed in which the NYFD sends a report each morning to NYCHA if they were called in for elevator rescue.
- Protocol once an elevator service call is received depends on what time it is called in but all are prioritized. During regular hours, there is staff on site. After hours and weekends the calls are routed to ESD. Depending on how they are prioritized based on other calls received and particular

circumstances, there may not be a repair done for several days.

- Graham reiterated that the weekend can be problematic and the volume of calls and priority of call designates when an ESD elevator team will be sent. For all of Manhattan there are approx. 8 teams of 2 people each between 12-8 and approx. 10 teams between 6-2:30. This year more staff was added on the weekends and they can look into adding more teams.
- Besides the emergency teams there are also 40 teams doing preventative work. There is a yearly schedule in place for weekend teams and it was suggested they put this schedule online to enhance communication with tenants.
- The first responder to an elevator repair call may not be an elevator expert because a general maintenance worker is trained to make minor repairs and it may be a simple fix.
- Committee members commented that NYFD seems to have become a defacto part of the elevator protocol, which has become a problem. The elevator protocol has to be evaluated for it to work more efficiently.

Sanitation

- Sanitation issues at Douglas – there are often piles of garbage lying about and there is confusion on the scheduling of garbage pick ups. There needs to be a serious evaluation of what's going on there.
- Knapp admitted there were a bunch of problems and none of them with easy answers. Among them were rats and tenant responsibility for improperly disposing of garbage. Workers were supposed to issue fines to tenants. They had started an education campaign and will need to restart that for tenants.
- Cynthia Doty, district leader for 2 Parks Independent Democrats suggested a follow up meeting specifically to deal with Douglass sanitation issues.
- NYCHA has worked with Gale Brewer's office on these concerns and have modified pick ups in response to many of these concerns. There is an exterior compactor at most developments and pickups are 2 - 3xs per week.
- Exterior compactors are not a possibility at Wise due to its layout.

Security

- Security cameras are not a financial responsibility of NYCHA. They are historically funded by politicians, community groups or local law enforcement. NYCHA is responsible to maintain the cameras once installed.
- NYCHA has a security budget line set up and a committee looking into the best way to spend that money. Looking into other avenues besides cameras such as access control through special door monitors.
- It doesn't seem like security gets a high priority at many buildings. Doors are left open, locks remain broken.
- Knapp replied that it is policy that caretakers do a walk through each morning and report any problems to their supervisor who should call it in to be taken care of. If a resident sees a problem, they should report it to the building. There is lots of vandalism and residents prop doors open – it is a constant battle.
- Residents can call CCC but the hope is that there should already be a ticket for that if everyone has done their job.

Green

- NYCHA is slowly going green - one development in Manhattan has a green roof with topsoil and plants and others have new roofing contracts with reflective surfaces. They are installing high efficiency water heaters and T5 lighting in all public spaces.
- Douglass has been running into some roadblocks with the tenant's green initiatives. Jane Wisdom,

the Douglas TA President, pointed out that an EATS program they want to install has not yet been approved. This program would have high school students, tenants and the Children's Aid Society collaborate to plant and maintain a vegetable garden on the development site. The vegetables would then be used to teach healthy cooking and eating and sold to tenants to sustain the garden.

Margarita Lopez, NYCHA Commissioner and Green Committee Coordinator, has not gotten back to Jane despite many phone calls and attempts to reach her.

- Management workers at Wise do not seem to respect the flowerbeds that are planted by the TA Green Comm. They are constantly raking them up while cleaning.
- Knapp responded that this should be a team effort and will check into these concerns.

Centralized Call Center

- CCC does not communicate with workers in the field. Workers communicate with supervisors only.
- CCC has a process for a follow-up to a call already placed.
- When one calls the CCC, you cannot speak directly with ESD or Maintenance. All calls are routed through the CCC, the system prioritizes the work through a complex matrix and assigns it to departments.
- Ed McDonald will send the housing comm that matrix as well as the response times for each priority level.
- In response to concerns the CCC reps were not more knowledgeable about the workings at NYCHA that has now become a civil service position. The title is Customer Information Representatives (CIR). Information for taking that test is posted on the city and NYCHA websites.
- The standard to be a CIR is higher now and hope that raises quality. Calls are taped and regularly reviewed and CIRs will be more closely monitored. Their training does not include field visits but there is a maintenance training with all new hires and they have visuals to refer to during a call. There is a series of questions that will automatically come up for certain types of calls that can guide them.
- There was a question of whether Maximo, the computer system used by the CCC and Siebel, the system used by buildings management, talk to each other. It doesn't seem that when a problem is called in that the building management has a record of it.
- Vasquez replied that now only Maximo is used and if one doesn't see it in the system it may be because a call that is closed out or pegged for follow up is then given a different work order number.
- Victor asked Vasquez to check on two ESD work orders for Wise specifically that were taking a very long time.
- Vasquez responded that if not an emergency, orders will be held until regular building maintenance can look at it, particularly over a weekend.
- Vasquez was able to get specific information on those two orders during the meeting and did confirm they were given a lower priority number through the matrix and so it took several days.
- A work order number will change once the problem is addressed even if follow up is needed. A 'child' work order number is created that supercedes the original number. That is part of the confusion when tenants call in to see about follow-up.
- The original work order # can be seen in the history but is not immediately visible. The Property Management Supervisor should be able to look it up in history. They can run a query for any work done by ESD the previous night or over weekend.
- Victor is working on a form with Gale Brewer's office that residents can follow when calling in to the CCC to make the process more efficient and understandable.
- There is a new procedure if tenant is not at home when workers come for an appointment or as ESD. Workers are supposed to stay at the door, radio their Supervisor who then tries to contact tenant. If tenant not available, work order is closed out as 'tenant not at home' and a notice is left on the door to inform them of the visit.
- Tenants do not have to start over again however. If they call the CCC again, they can give their

original work order # and their case will be expedited.

- It was suggested that workers carry cell phones to call tenants before arriving.
- Knapp said this was not feasible due to union rules and costs.
- Victor urged TA presidents to let residents know what this official policy is and keep a record if they find policy is not followed.

Privately Managed Housing sites – Dome Site and Douglas West of Broadway

- Mona Lisa Morales, TA president of the Dome site, felt that not enough attention was paid to the smaller public housing in CB7.
- She complained that they have numerous long term maintenance problem, electrical, plumbing, mold, that were not being addressed or even heard by NYCHA or CB7
- Grenadier, a private company hired by NYCHA to run several smaller developments, manages Dome and one other site in CB7.
- There have been numerous complaints about Grenadier throughout the city.
- Calls go directly to Grenadier although they use NYCHA work tickets.
- These properties used to be under a separate dept, the Asset Management Dept. That was disbanded two years ago and they are now under MB. NYCHA treats these sites the same, providing oversight and monitoring the private mangmt companies.
- Knapp felt that Grenadier was doing a generally fine job, with a few incidents where they dropped the ball. This was strongly disputed by Morales.
- Knapp claimed the only real difference is that residents call Grenadier instead of the CCC.
- Morales believes the problem lies with Grenadier not NYCHA. Although Polombo is supposed to monitoring Grenadier and Dome regularly but Morales has not heard from him in over a year.
- Polombo claimed that there might be regular inspections that she is not aware of.
- That brought up the question of 'why not?' and Polombo was asked to commit to attending monthly TA meetings.
- Knapp committed to a field visit with the housing committee to Dome.
- MB is currently doing performance evaluation of all aspects of these privately managed sites. They have done the first evaluation and given feedback and now will do a follow up to see if they are in compliance on all aspects. If not, they can penalize Grenadier with fines. The have fined them only once and that was for 14K.
- A major problem is also the way residents are treated when they call in to Grenadier.
- MB should, as their boss, stress at a minimum, courteous behavior and service.
- Knapp said that he did not realize the extent of the problems, took all the comments seriously and will look into the problems. He had not thought about attending TA meetings before but will now look into it.

Skilled Trades

- Many complaints about how long it takes for a job like plastering or painting. Residents are often given appointments two years from call date.
- Any work that is now created by a trade, such as a plumber repairing a leak in a wall and then needing the wall to be plastered and painted, is scheduled offline. It does not or should not go through the CCC because they will not know about the trade work and will give dates far in the future.
- NYCHA has found offline scheduling to be much more successful.
- Knapp said that there were plans in place at NYCHA to address the backlog of trades work. No one is satisfied with the current situation.
- They will train the current trades assistants to do more work and expedite orders. These assistants will also be promoted more readily.
- There will be a partnership with Robin Hood Foundation to facilitate hiring NYCHA resident trainees

to do a variety of ‘handyman’ type repairs.

- The system now requires a different tradesman for each aspect of one job – a plasterer, painter, plumber, carpenter may all work on pieces of one job in a unit. This obviously slows everything down.
- There is now a \$7M jobs contract to deal with multiple task jobs, which will help ease the strain on trades.
- The only recourse for residents for missed appointments by NYCHA is to call the CCC immediately. CCC will let the worker’s manager know. Skilled trades has supervisors that monitor this. If a worker does miss an appointment the supervisor is supposed to reach out to tenant that day and schedule an over time visit to make up for it.

When asked what he believes to be the biggest problem at NYCHA, Knapp responded that a lack of capital improvement and not enough staff required them to just keep bandaging an aging infrastructure instead of addressing the real problems.

In response to some specific maintenance issues that were brought up by TA reps, Knapp asked that all residents fill out the portion of the work tickets that asks for resident’s comments. If one is not satisfied, say so and list the reason why not.

There will be follow-up from NYCHA to the Housing Committee:

- CCC priority matrix and time tables for each of those designated priority levels
- Exact number of ESD teams on weekend
- Dates of when elevators were last installed at Amsterdam, Wise and Douglas
- Date for Dome site visit

Present: Victor Gonzalez, Mark Darin, Robert Espier, Marisa Maack, Lillian Moore, Nick Prigo, Suzanne Robotti. Absent: Gabrielle Rowe.

NYCHA members present: Robert Knapp – Director / Manhattan Property Management Borough (MB), Gene Polombo – Deputy Director / Manhattan Property Management Borough, Joe Roeder – Skilled Trades, Conrad Vasquez – Director / Emergency Services Dept (ESD), Cedric Hercules – Emergency Services Dept, Anthony Caputo – Technical Services, Elevator Administration, David Graham – Elevator Admin, Gary Lum Cheong – Elevator Admin, Louis Callegari – Elevator Admin and Ed McDonald – Centralized Call Center (CCC).

Tenant leaders present: Jane Wisdom – President/Douglass Tenants Association (TA), Mel Strong – Douglas West of Broadway TA, Margarita Curet – President / Amsterdam TA, Patricia Forrest - Wise Rehab, Polly Spain - WSURA Site A and Mona Lisa Morales – President / Dome Site TA.

Steering Committee Minutes

Mel Wymore, Chairman

January 18, 2011

The Steering Committee of Community Board 7/Manhattan met on Tuesday, January 18, 2011, at the District Office, 250 West 87th Street. The meeting was chaired by CB7 Chair Mel Wymore, and was called to order at 6:35. The following topics were discussed.

1. Roundtable: Preview of January committee agendas and February full board agenda.

Chair - Mel Wymore:

- Upcoming duties for committees: Annual Report to the Borough President, setting forth accomplishments in the previous year and goals for upcoming year.
- Accomplishments and goals should be included in the committees' agendas for February.
- BP's office will confirm format for the presentation.
- District office will forward the 2010 report's format.

Health & Human Services Committee:

- Most significant issue is the loss of affordable housing from the conversion of SROs in our District to transient homeless shelters.
 - Unclear if DHS has begun moving transient residents into the Alexander on West 94th Street - Gale Brewer indicated that DHS cannot move anyone in if building still occupied.
 - Meeting Tuesday, 1/11/11 – electeds and CB7 convened to research the law.
 - Press Conf Sunday 1/16/11 – highlighted inappropriate use of the Alexander by DHS; community concern and opposition.
 - Committee received reports that the Alexander's landlord is trying to buy out the remaining 10 permanent residents – offering cash and free rent for 3 years in a neighboring building.
 - Landlord who had claimed poverty making offers on DHS's largesse.
 - Legislative solution proposed: cap rent for transient housing at the last permanent rent.
 - Questioning whether federal funds can be used for transient/transitional housing.
 - Not a NIMBY situation – UWS has its fair share of services and then some.
 - Other communities solve the “crisis” by building more housing. The huge amounts spent on this transitional housing could help fund new construction.
-
- HHS also working with Bloomingdale aging in place study.
 - Luxury decontrol is a huge issue for rent stabilized elderly tenants.
 - HHS also exploring consequences of new health care law.

Business and Consumer Affairs Committee:

- Committee has become more aggressive with site surveys for liquor licenses, sidewalk cafes.
 - Enforcing the need for delivery people to wear reflective gear.
 - Working on letter alerting businesses that Committee requirements will be more closely scrutinized more closely when, e.g., cafes come up for renewal.
 - Insisting on 7 day advance notice to community for all CB7 committee hearings.
 - Committee will be keeping records of concerns for use at renewal hearings.
 - BCI and Transportation jointly will consider license plates for bicycles.
 - Issue of whether smoking should be permitted in sidewalk cafes.
 - DCA and DoT finally appear to be willing to discuss policy about abandoned enclosed cafes.
 - CB7 should alert landlords that failure to remove abandoned enclosed cafes will be considered when new tenants take space.
-
- Small Business Group – convened by Gale Brewer and attended by small business owners.
 - Concern that published minutes cited business owners by name with complaints about City Agencies – disincentive to participate.
 - Explore whether banks with large avenue frontage could share/subsidize space for ads for small and local businesses.
-
- Street Fairs – BCI takes pains to ensure procedures followed and required contributions to not-for-profits are actually made.
 - Attentive to concerns raised at meeting with CPC Chair Amanda Burden re local businesses.

- Winter boxes creating a tight fit on some sidewalks – DoB declines to enforce requirements.

Transportation Committee:

- Meeting in February with tour bus operators to reduce noise/pollution from layovers.
- Completed street survey. Roberta, Andrew, Linda will synthesize data and summarize.
- Overall - streets in wretched condition - potholes and ruts. Harsh winter will make it worse.
- Many half-completed repairs left unfinished.
- Proposal - require property owners to include clearing catch-basins in snow clearing regulations.

- Newsstands – Time for another survey of appropriate sites, master plan, and revisit criteria.
- Also should survey and rationalize street boxes (e.g. free newspapers).
- Practice of chaining boxes to lampposts and city property should be aired.
- Rationale that 1st amendment protects street boxes, street vendors should be revisited.
- Issue of selling cigarettes in newsstands should be taken up.

- School safety: to pursue change to 20 mph speed limit around schools, with better enforcement.
- Community interest in speed bumps near schools (evidence of lack of enforcement).
- MS 54/Harlem Children's Zone request for speed bumps under review by DoT.
- DoT should post more signs re NYC-specific driving rules (e.g. no right on red, speed limits).
- Seeking a traffic study at 100th re Park West Village re proposed JHL site. Need funding.
- Count-down timers should be installed everywhere.

- Bike Lane: Merchants surveyed - received block-by-block specific issues. Heard from 50% of merchants – will create written record of concerns and proposed solutions.
- Electeds (Gale Brewer and Scott Stringer) actively engaged in process.
- Next step is to meet with DoT to seek solutions.
- When safety data comes out in spring, will work on creating a Working Group.

Preservation Committee:

- Huge number of applications in Fall. Will continue if new proposed districts designated.
- Committee members visiting most sites.
- Committee identifying individual buildings to support for designation.
- Inviting Momette Broderick to speak.
- Frustrated by late submissions by applicants.
- Concern over late applicant notice to the community.
- LPC proposing new rules - Gale Brewer assisted in extending time for CB7 comment.
- Share comments on proposed regs with BP, Borough Board.

- Columbia Urban Planning Studio studying CPW. LW! Also involved.
- Raising awareness of soft spots for development.

Youth, Education & Libraries Committee:

- Brandeis co-location - working with the community and CEC to oppose based on CB7 resolution.
- Will hear proposal for a new D3 charter to be housed in private space.
- Committee working jointly with Parks/Environment on schools that burn dirty No. 6 oil.

Urban Planning Working Group:

- Working on a statement of core principles affecting quality of life on UWS.
- E.g. small business – what are principles for nourishing small business.
- Proceeding topic by topic. Will then consolidate and share with committees.

2. Review of members' absences for 2010.

- Updated attendance statistics available.
- Committee chairs to follow up with members with multiple absences. Assess possible schedule conflicts or needs for different committee assignments.
- Chair to follow up with those with greatest number of absences.

3. Follow-up on committee agendas and January full board resolutions; CB7 report card.

- Concept of a report card on the results of CB7 resolutions - previously studied.
- Broaden to seek a means of tracking issues discussed, whether or not a resolution was passed, as a means of collecting data on issues and results.
- Observation that CB7 is more effective in advocacy role than in its resolutions.
- Looking for ways to report back on advocacy issues and effectiveness.

4. New Business

- Next Urban Planning Working Group 1/25 at 8:30.

Adjourn: 8:25

Land Use Committee Meeting Minutes
Richard Asche, Page Cowley Co-Chairs
January 19, 2011

Although there was no specific item that required presentation, discussion and a resolution, the hiatus in applications gave the committee an opportunity to review our role relating to specific projects that come before the committee – i.e. our “formal” responsibilities and “everything else.” Given that development will continue in some fashion, perhaps not as encompassing as River Side Center, it was generally agreed that, as a committee we could explore what the indicators and criteria for change on the Upper West Side are now, and be “pro-active” rather than “re-active” when Land Use projects come before CB7. There was a general consensus from those present that there was a shift in the “quality of life” and this may be the right time to assess what direction Land Use should follow based on what is now important to residents of our neighborhood.

With help from Mel Wymore, who provided a summary of the committee’s work in 2010, there was a discussion wherein each committee member present offered ideas or suggestions as to policies that directly or indirectly effect land use and zoning. The list of topics was long and is below, in no particular order or priority. Those with an asterisk were considered to be more suitable to the work of a task force, as these touched on issues that may affect other CB7 committees.

Infill architecture

Rear yard / “the doughnut” / open space

Roof-top additions (not just to buildings within an historic district)

Additions to buildings (landmarked and non-landmarked structures)

As-of-Right Development – what this the strict definition and should there be public over-sight*

Air-rights*

Implementation of a “Design Review” in lieu of a “Zoning Review”

Preservation as a form of development*

Non-Profit exemptions (everything from the BSA criteria to rear yard incursions (community facilities)\Waterfront*

SRO- why is this no longer a permitted use?*

Review of the BSA Special Permits
Private use of Public Space
Streets and sidewalks (see above)*
Parking*

It was generally felt that the committee could not be effective spread out so thin among so many diverse topics. Also there were concerns that we, as a group, did not have sufficient knowledge to tackle these concepts as we do not have a basis upon which to determine which actions would be desirable as many entailed philosophical and political issues. It was agreed that the committee needed to verify goals and a policy before targeting any specific land use “tools.” Mel used the term “core principals” as this was a successful organizing concept to focus what needs to be promoted or changed. There were comments that that this can pose risks stemming from conflicting values, but this might help us determine what the broad goals for land use should be.

There followed a general discussion of “West Side Futures” a previous document that also sought to predict trends and priorities for west side neighborhoods. Mel had formatted the document and after the meeting circulated this to committee members present. For those who were not present or who could not open the files, please contact the CB7 office to obtain a printed copy.

The committee agreed that given the number of potential topics, these should be shortlisted. Therefore, for the next meeting, some research is needed. All committee members are asked to choose three topics from this list and be prepared to offer reasons why these topics should be a priority for our committee and how you would propose to evaluate current policy and which agency should the committee approach to learn more

There being no further business the meeting was adjourned.

Respectively submitted by Page Cowley, co-chair LU Committee

Present: Richard Asche, Page Cowley, Jay Adolf, Sheldon J. Fine, Roberta Semer and Ethel Sheffer.

Board Chairman: Mel Wymore. Absent: Hope Cohen, Haydee Rosario, Helen Rosenthal and Tom Vitullo-Martin.

Parks & Environment Committee Meeting Minutes
Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons
Joint with Youth, Education and Libraries Committee
Mark Diller, Chairperson
January 24, 2011

1. Discussion concerning District 3 Schools Burning Dirty Heating Oils (#6 and #4)
Isabelle Silverman, Esq., counsel to the Environmental Defense Fund (EDF) who contributed to the EDF report, “Bottom of the Barrel” (pub. Dec. 2009) and wrote its executive summary, led the discussion on the health and financial impacts arising from the use of #6 and #4 heating oils in the majority of District 3 schools. The identity of public schools burning dirty fuels was not originally published in the EDF report. Additional research has identified the public schools in District 3 burning dirty heating oils. See the list below.

The following issues were discussed:

- a. The UWS, with its many large older buildings, has approximately 350 buildings (not including the schools) burning the dirty heating oils which spew large amounts of particulate matter containing sulphur dioxide, nickel and other pollutants causing or exasperating asthma, heart and lung disease and cancer.
- b. The NYC public schools in District 3 which still burn the dirty heating oils are hazardous to the children, teachers and parents in the school community. In addition, they pollute the surrounding neighborhoods, as well as neighborhoods in Harlem and East Harlem to our north, because of the prevailing wind patterns.
- c. NYC, including Mayor Bloomberg, the Dept. Of Environmental Protection, the Dept. Of Education, PlaNYC, the Mayor's Office of Long Term Planning and Sustainability and the School Construction Authority must work and plan together, taking immediate steps to insure that the burners in the school buildings are converted or replaced so they can burn either natural gas or #2 heating oil in order to eliminate the pollution and health hazards caused by burning dirty heating oils.
- d. The regulations governing the maintenance and capital improvements in the public schools must be modified and streamlined by the City, DOE and SCA, where necessary, to achieve as quickly as possible the desired goal of converting the schools' heating systems to allow for the switch to natural gas or #2 heating oil.
- e. It is estimated that the costs associated with conversion of the heating systems in the schools burning dirty heating oils will be recouped in as little as 4-7 years, taking into account savings in fuel and operating costs and savings in health care costs, thus more than justifying the capital expenditure by NYC.
- f. For apartment buildings, the switch to natural gas requires connection to a natural gas line. If no gas line is adjacent to the building, Con Edison sometimes requires a major investment by the building owner to bring the gas line to the building. There is currently a great deal of interest in organizing building owners into clusters, each of whom would pledge to Con Ed that they would all switch to natural gas at the same time if the gas lines were brought to their buildings. This financial incentive to Con Ed should greatly reduce or eliminate initial costs of conversion for the building owners.
- g. Another approach to the problem of dirty heating oils is an ongoing effort to organize a funding initiative with the cooperation of banks and other venture capitalists who would front the conversion costs to the building owner in return for a payback over time from estimated savings in fuel and maintenance.
- h. On December 27, 2010, NYC DEP published a rule for comment by the public on the regulation of dirty heating oils in NYC. A public hearing will be held on February 28, 2011. CB7 will review and comment on proposed DEP rules.

Based on the discussion, the joint committees unanimously approved a resolution calling upon the city to act with deliberate speed to eliminate the burning of dirty heating oils in the public schools in District 3. The vote: 12-0-0.

The committee will also reach out to the private schools in CB7 and interest them in the issue, if they are burning dirty heating oil in their buildings.

The following public schools in District 3 burn dirty heating oil, either #6 or #4 (CB7 schools are highlighted):

J.H.S. 54 - 103 West 107th Street, New York, NY 10025
J.H.S. 118 - 154 West 93rd Street, New York, NY 10025
Louis Brandeis HS 145 West 84th Street, New York, NY 10024
P.S. 9 - 100 West 84th Street, New York, NY 10024
P.S. 24 - 22 East 128th Street, New York, NY 10035
P.S. 75 - 735 West End Avenue, New York, NY 10025
P.S. 76 - 220 West 121st Street, New York, NY 10027
P.S. 87 - 160 West 78th Street, New York, NY 10024
P.S. 113 - 240 West 113th Street, New York, NY 10026
P.S. 144 - 134 West 122nd Street, New York, NY 10027
P.S. 145 - 150 West 105th Street, New York, NY 10025
P.S. 149 - 34 West 118th Street, New York, NY 10026
P.S. 185 - 21 West 111th Street, New York, NY 10026
P.S. 191 - 210 West 61st Street, New York, NY 10023

2. Updates on Committee Business

72nd Street cyclists/pedestrian issues in Riverside Park. The item was removed from the agenda of this meeting after Jesse Bodine (Councilmember Gale Brewer's office) reported to the co-chairs that John Herrold from RSP had agreed to modify the signage in the vicinity. However, a follow-up email from Herrold did not clarify exactly what the signage would say, or when the signs would be modified. The committee agreed to send a letter to RSP demanding clarification on the signage language and a date which the changes would be made. The item will be on the February agenda for resolution. Klari reported on conversation with Herrold during which she suggested creating a new entrance to dog run from the 72nd St. sidewalk south of RSP and west of RSD. This would take pedestrian/dog walker traffic off the path next to Eleanor Roosevelt statue. Committee will also follow up on proposal from DPR to create a new entrance to bike path at 79th St. which would also reduce traffic at the 72nd St. entrance to the park.

Cross-park bike lanes in Central Park. Klari reported on her follow-up conversation with Doug Blonsky (Administrator of Central Park and president of Central Park Conservancy) on the progress in implementing these cross-park bike lanes which were discussed with Blonsky at a prior meeting. Apparently DOT, who has joint jurisdiction with DPR on the 72nd St. road, has been slow to respond to the plan. Where these cross-park bike lanes share paths with pedestrians (at locations other than 72nd St. and the 102nd St. transverse), the signage would instruct the cyclists to ride at pedestrian speed.

Green Roof Proposal for MS 44: Mark Diller reported on a recent meeting at MS 44 to discuss feasibility of constructing green roof at MS 44. The Manhattan Boro President has initiated the project and is funding the feasibility study. A follow-up meeting is scheduled to take place in March. If the project goes ahead, it will be brought to Parks and Environment Committee.

Clarification with Central Park Precinct regard ticketing of bicyclists using traverse at 102nd St. after park is closed. When originally discussed, committee decided to work through Penny and the District Service Cabinet. However, the Central Park Precinct does not attend CB7 District Service Cabinet meetings. The co-chairs will take matter up with Penny and report back.

The meeting adjourned at 10 p.m.

Present: Elizabeth Starkey, Klari Neuwelt, Elizabeth Caputo, Ken Coughlin, Mark Darin, Phyllis Gunther, Nick Prigo, Suzanne Robotti and Tom Vitullo-Martin. Absent: Board Member: Louis Cholden-Brown, Mark Diller and Mel Wymore. Absent: Judith Matos.

Health & Human Services Committee Meeting Minutes

January 25, 2011

Scheduled speakers from the Department of Homeless Services and Samaritan Village cancelled their appearance before the meeting began, at 4:30 PM. They had received a flyer stating that Neighbors in the Nineties were planning to stage a protest rally against them at the meeting. It was decided to go ahead with the planned agenda,

1. Discussion of DHS plans to establish a transitional shelter at 306 W 94th St, which was originally an SRO, was converted by the landlord into an illegal tourist hotel, which was outlawed by the State Legislature, and now is offering itself to the DHS as a transitional shelter, thus taking away permanent housing on the block.

2. Discussion of how to eliminate the need for transitional housing.

1) As we had been told by DHS that the money they paid the landlord and the not-for-profit agency which would provide services to the residents, (Samaritan Village,) came from the Federal government, Congressman Nadler's office had been asked to clarify the point. Jessica Wett, from his office, explained that HUD has many programs to help the states to provide needed housing, including funds for emergency housing for the homeless. Her office, in response to our questions, was reviewing the legislation to determine guidelines for what was considered an emergency, and how specific funding for rents was determined. (DHS states that since they are still in negotiations, they cannot tell us how much rent they will pay the landlord. In the past they have paid up to \$100 a night for a room without a bathroom or kitchen facilities, which had legally been a rent stabilized unit affordable by low income individuals.) While there were questions as to why a nine-year contract was made for what was called an emergency, Ms. Wett said that was a common practice for HUD Shelters. She also stated that no funds were paid if there were existing tenants. (This has not been the practice in New York City.)

A Fair Share Analysis of the surrounding community is supposed to be made by DHS before a contract is made for a facility funded by the government. DHS has told us they are working on the Analysis for 306 W 94th.

There was much concern about the loss of permanent low income housing in the community. First SROs were converted to luxury housing, now they are being converted to transitional housing. It was expressed that there should be a moratorium on the conversion of SROs.

There was also concern that 200 single men were being placed in a transitional shelter on a heavily populated, narrow residential street. These men would come from the Next Step Program of DHS, which consists of individuals who have had problems in their current shelter placements.

2) Recommendations were made as to how the issue of homelessness could be addressed

- Create more permanent housing
- Follow-up on violations in sub-standard housing so housing would continue to be habitable
- City agencies responsible for housing should set up a task force to address the " emergency "

issue of homelessness in NYC which has existed for several decades

- Other housing groups should be included in those task forces
- DHS should have a Community Advisory Board.
- More diligent review should be made before contracts are awarded
- Fair Share Analysis should be carried out for new proposals,
- All new buildings should be required to contain affordable housing for low and middle income people.

- We should continue to support work of faith based groups throughout the district that feed and temporarily house the homeless, and which put a human face on homelessness.

Resolution

We strongly oppose the placement of a shelter at 306 West 94th Street or any other transitional shelter in CB7 which would eliminate existing permanent housing. Furthermore we demand that there be a moratorium on the placement of any transitional housing in the Upper West Side until there is an accurate Fair Share analysis which is transparent to the community, the Community Board and elected officials with time for review and analysis

Vote of committee: 6 - 0 - 0 - 0. Board members 2 - 0 - 0 - 0.

Present: Barbara Van Buren, Madge Rosenberg, Robert Espier, Miki Fiegel, Phyllis E. Gunther and Eric Shuffler. Board Members: Linda Alexander, Louis Cholden-Brown and Mel Wymore. Absent: Sheldon J. Fine and Judith Matos.

Public: Fern Fleckman, Ruth Ellen Simmonds. More than 100 people overflowed the meeting room.

Business & Consumer Issues Committee Meeting Minutes **Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons** January 26, 2011

Resolution, to reconfirm the vote taken on street fairs at the December BCI meeting because of insufficient community notification.

Vote to provide amounts of the funds individually given to non-profit groups from their previous year's street fairs. Further, any street fair application may be unbundled for an individual vote at the request of any Board member at the full Board meeting.

COMMITTEE APROVES 7-0-1-0 3-0-0-0

Liquor License applications

1. 11 West 60th Street (Broadway-Columbus Avenue.) Lauren Peltzman - Corp to be formed. The applicant did not attend the meeting. No action taken.

2. 380 Columbus Ave. (west 78th St.) Galazala's Inc. D/B/A Gazala's
Represented by Halavi Gazalo, Application is for a wine/beer license. The restaurant has been open for several months

COMMITTEE APROVES 9-0-0-0 3-0-0-0

3. 852 Amsterdam Ave. (101st St.) DJM Restaurant Associates LLC, D/B/A "Warique". Represented by Mr. and Mrs. Rodriguez, (owner/manager). Opening in three weeks. Vote to approve subject to applicants' submitting a list of neighborhood notification signage locations to CB7 prior to the full board meeting

COMMITTEE APPROVES 8-0-1-0 3-0-0-0

4. 447 Amsterdam Ave. (West 81st Street) Anemonas Rest Corp. D/B/A "To Be Determined". Twenty Four hour diner style restaurant.

COMMITTEE APPROVES 8-0-1-0 3-0-0-0

Unenclosed Café Renewal Applications

1. 286 Columbus Ave. (West 73rd St.) DCA #1231072 Wine & Roses Bar and Café LLC. d/b/a Represented by Julian Fletcher 347 837 1271.

COMMITTEE APPROVES 8-0-1-0 2-0-1-0

2. 320 Amsterdam Ave. (West 75th St.) DCA #1025224 Surti Inc.D/B/A Citrus. Represented by Elain Reyes

COMMITTEE APPROVES 9-0-0-0 3-0-0-0

3. 413 Amsterdam Ave. (West 80th St.) DCA 1227844 Emilio's Italian Grocery, Inc. d/b/a Ristorante La Grolla. Represented by Mr, Emile Aklah 212 874 2075

COMMITTEE APPROVES 8-0-1-0 3-0-0-0

4. 425 Amsterdam Ave. (West 80th-81st) DCA #1218074 425 Amsterdam Café Inc, d/b/a Mc Aleers Pub. Represented by Craig Caruso

COMMITTEE APPROVES 8-0-1-0 3-0-0-0

5. 494 Amsterdam Ave. (West 84th St) DCA #1207810 PQ West 84th st. Inc. d/b/a Le Pain Quotidien. Represented by Franciso S.

COMMITTEE APPROVES 8-1-0-0 2-0-1-0

Discussions

1. Discussion to prepare form warning letters for restaurants whose delivery persons are not following guidelines. Drafts for the following advisory letters to be presented for discussion

- a. Reminder of the requirement to wear reflective gear, lighting and visible identification of the restaurant.
- b. Reminder of the guidelines for "A" frame signage
- c. Reminder to respect outdoor café boundaries
- d. Reminder that bicyclists must obey the same traffic guidelines as automobiles.

2. Discussion on the lack of venues available for non-profit events, including the issues of the available venues insisting on the organizer's use of specific, expensive caterers.

Present: George Zeppenfeldt-Cestero, Michele Parker, Linda Alexander, Elizabeth Caputo, Paul Fisher, Marc Glazer, Ulma Jones, Dalia Mahmoud.and Anne Raphael. Board Members: Andrew Albert, Thomas Vitullo- Martin and Dan Zweig.

DSC Minutes
Penny Ryan, District Manager
January 26, 2011, 9:30-11:00AM
250 West 87th Street

DOHMH

Update by Caroline Bragdon on rodent survey in CD7 and target areas for 2011.

The Department of Health & Mental Hygiene reported that there were 4,058 indexed inspections during 6/3/10 to 10/25/10. There were 71 compliance failures, and 1.7% of tax lots inspected failed compliance after inspection. Initial inspections showed that 11.64% failed, which is higher than Manhattan and Citywide averages. There were 202 violations issued in the district after compliance failures. District 7 had 522 rat complaints month to date, the highest in Manhattan.

DPR, DOT

Reports on snow removal and any problem locations or lack of equipment, including playgrounds. No Standing signs were requested at ends of curb cuts at PS87 and PS145 to give DPR access for snow removal and at West 83rd Street at Riverside Drive (west side). CB7 to give a written request to DOT for locations.

Update on Fashion Week plans. Mayor's office has been talking with all parties that will be affected with the new construction. Generators and diesel fuel being studied; 60th Street is now westbound. LS BID announced a pre-fixed dinner sign up of twenty restaurants that will participate during Fashion Week.

DDC and DEP – Update on trunk water main connections for Shaft 24B, various locations from West 60th Street and West End Avenue to West 65th Street and Broadway. DEP is taking up half the street to begin water tunnel construction, will be there about 1 ½ years.

NYPD

• **Compstat 24th Pct:**

Down 20 % overall crimes, 67% increase in robberies in the area of 99th to 105th Street; Downtown has approved overtime to increase patrols in that area and lower crime. Patrol is looking for a specific group of young men who have been committing these robberies.

• John Doyle – NYPD citywide has been enforcing all biking regulations.

• Highest complaints: noise coming from SRO at 2612 Broadway; 96th Street & Broadway traffic issues, turning lanes big issue; 103rd Street & Amsterdam Ave local beer drinkers, 24th Pct has continuous arrests at this location.

• DOT needs traffic accident reports from both precincts.

• There is a problem of speeding on 106th Street & Amsterdam Ave; DOT needs to study area and create 20 mph speed zones in the district wherever there is a school.

• Drug dealing at Douglass Houses is a major complaint; 109th Street is standing out again which will be addressed.

• **Compstat 20th Pct:** Overall crime is down 44%; Grand Larceny is up 70% due to stolen unattended property, most victims are females. The precinct is conducting a strong crime prevention outreach.

• Residential – noise is main quality of life issue, currently a piano player; bar on Amsterdam Ave; 80th Street and Amsterdam Ave noise complaint. Noise is the main complaint.

• Couple of calls to Amsterdam houses due to food delivery incidents, but overall, vertical patrols have been very successful in reducing crime.

- Overall crime is down 14%, 2009 – 2010, down 2.2%.
- 60th Street & Broadway, pedestrian crossing is a major concern, light does not give ample time;
- Traffic: 72nd Street & West End Avenue - illegal left turns causing accidents. Intersection has to be studied to see if left turns should be made legal when DOT researches 71st Street & Broadway crossing alternatives; 81st Street & CPW installed an EPI; Light sequence changed on Columbus Ave, needs to be observed.

Bike Enforcement

- 20th Pct has started strict enforcement and visiting all businesses with delivery bikes. Summonses were issued for bikes on sidewalks, moving violations - running red lights and going the wrong way. They are giving out informative flyers when issuing a summons. Have conditions officers and other patrols handing out summons.
- To get the word out about bike safety, NYPD should visit bike messenger delivery services, whose riders often speed; bike stores, and hand out education flyers to the public. Most summonses are issued to regular citizens who then have to go to Traffic court to resolve.
- Transportation Alternatives & UWS Street Renaissance – booklet available about biking rules and DOT has a bike smart pamphlet. Meeting to be coordinated with NYPD Community Affairs.

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. Illegal vendors are being arrested. At 71st Street & Amsterdam Ave, the legal vendor needs an inspection for appropriateness. NYPD 20th Pct will inspect. The book vendor plan is still being studied.

DOT – Installation of school safety signs at PS199 and on West 90th Street. Study of speed bumps on West 107th and 108th Streets adjacent to MS54. Status of school safety zones. Need better installation of signs. 90th Street replaced missing sign.

DPR - Unlicensed food vendors and general merchandise vendor on sidewalks around Theodore Roosevelt Park and pending legislation. Mobile food trucks in Parks are a concern.

NYPD PSA6 – There were two major crimes in the month, one grand larceny, one date rape where the perpetrator has been identified. The top QL complaints are bicycle enforcement, alcohol, and marijuana use.

Present: Penny Ryan, District Manager, John Martinez, Asst. District Manager; Det. John Ramos, PSA 6; Capt. Chris McCormack, Lt. DeSantis, Det. Vassallo, Sgt. Montgomery, PO Jerry Clarke, 20th Pct; PO Pamela White, PO Vinny Durante, Sgt. Pete Stasinski, DI O'Reilly, 24th Pct; Joselinne Minaya, DA's Office; Josh Orzeck, DOT; Mark Vaccarro, Crista Carmody, Parks; Paula Sanders, CCHR; Chris Villari, DEP; Jesse Bodine, CM Brewer's Office; Caroline Bragdon, DOHMH; Apesi Moran, T-103 Enforcement; Sarena Lewit, Goddard Riverside; Pat Richardi, Con Ed; Richard Juliano, Tim Devlin, Lincoln Center BID, Marjorie Cohen, WCPP; Peter Arndtsen, Columbus-Amsterdam BID; Luis Rivera, Ben Smith, Clean Up NYC; Lisa Sladkus, UNSSR.