

Full Board Meeting Minutes Tuesday, May 1, 2012, at Fordham University, 113 West 60th Street

Community Board 7/Manhattan's Full Board met on Tuesday, May 1, 2012, at Fordham University, 113 West 60th Street in the District. Chair Mark Diller called the meeting to order at 6:38 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved**: 26-0-0.

Chair's Report: Mark Diller

- The UWS storefront rezoning proposal was heard by the City Planning Commission on 4/11. CPC announced changes that include switching from authorization to certification for existing businesses seeking to expand. CPC vote is expected on May 9.
- CB7's resolution concerning Jewish Home Lifecare was not adopted by CPC, but the Park West Village Tenant Association won a preliminary injunction preventing the use of the West 97th Street parking lot for construction of JHL's building.
- All CB7 members are welcome at training sessions on land use, preservation and other topics being presented by the Manhattan Borough President's Office.
- Please be aware Transportation minutes on proposed changes in parking regulations on West 68th Street. Copies were distributed with the meeting packets.

District Manager's Report: Penny Ryan

- The Department of Buildings is monitoring mitigation efforts at 732 West End Avenue. Internal reinforcement has been completed. No concrete can be poured above 8th floor until the completion of these processes and lifting of Partial Stop Work Order.
- UWS has highest number of 311 complaints on all topics- spike in rodent complaints. DOHMH is conducting rat indexing.

Community Session

- Jeff Hale, 736 WEA resident - Residents in building and at the Williams have died from respiratory issues recently.
- Roberta Rodin, 736 WEA resident - Two incidents of violence perpetrated by those at the worksite in the past week. The police have been nonresponsive to these events.
- Ilona Pederson, 736 WEA resident - Barricades that are out on WEA day and night prevent access by emergency and other services
- Jane Thompson, 736 WEA resident- 100 windows have been bricked shut. The citations have been abbreviated to exclude crucial facts. They have not cured the conditions they claim to have handled.
- Susan Kreppul- Calls upon CB7 to pass resolution condemning destruction of Damrosch Park, violation of noise codes and exclusion of public. To not do so suggests complicity.
- Sidney Goldfischer, Alfred building resident - Fashion Week has cut down multiple trees and flora. Fashion Week tents are constructed 24/7. Sidewalk at West 62nd Street has been cut off by Fashion Week. Big Apple Circus is part of our community but Fashion Week is not.



- Charles Sarnoff- The implied criminal activity was declared outside the purview of the board. The destruction of flora constitutes vandalism. Include these alleged crimes in future reports.
- Cleo Dana, The Alfred - Show us that the rule of law has prevailed. Submitted a FOIL request to the DPR and were told that they don't possess contracts between private parties. Why were private parties given carte blanche to do as they wanted on public property?
- Angela Miller, Amsterdam Houses - Concerned by the obstruction at West 62nd Street and Amsterdam and its effects on school bus drop off routes
- Modesto Orozco, Amsterdam Houses - Concerned for seniors due to the noise and diesel pollution caused during the nighttime.
- Takemi Ueno- Fashion Week claimed they were installing quieter generators this year than previously; this is not truthful.
- David Bisgrove, lead pastor of Redeemer Presbyterian Church, 150 West 83rd Street - Wanted to introduce selves and thank Gale Brewer and Penny Ryan for assistance over the past several years.
- Christian Bray, Police Reform Organizing Project - The project is a citywide effort to go further to establish independent body to monitor and sanction NYPD.
- Barry Lipton- without notice, 4 parking spaces were replaced with loading zone. WEA bars commercial traffic. Block front entrance to building which causes problems for elderly and young.
- Angela Fox- grave concerns about our children and economy due to effects of fracked gas and radon
- Ann Nioche, One Sherman Square - Ongoing public safety issue at West 71st Street and Amsterdam Avenue due to congregating teens at McDonalds. These fights endanger the community and students in schools nearby.
- Ian Alterman- Please attend 20th Precinct community council on the 4th Monday of the month at stationhouse at 120 West 82nd Street.

Manhattan Borough President's Report- Rebecca Godlewicz

- MBPO is convening a panel May 16 on moving beyond stop and frisk.
- Borough President gave a speech to Association for a Better New York about reforming MTA finances, including reinstating commuter tax.

Reports by Legislators:

Gale Brewer – City Council Member, 6th District

- NYC Department of Transportation unveiled West Side Transportation Study last week with proposed changes for pedestrian and traffic safety
- Negotiations continue regarding lifeguard training at the 59th Street Rec Center.

Capital issues still working on from last year include Dante Square Park. PS87 playing field on West 77th Street is a shared park between the Department of Parks & Recreation and the Department of Education and is being resurfaced.

- Need alternative gathering places for students to prevent incidents like that at McDonalds.



Reports by Legislative Representatives:

Jared Chausow, Senator Tom Duane's Office

- The Senator has been lead sponsor of legislation to reinstate commuter tax.
- He joined colleagues and advocates to call for passage of campaign finance reform to mirror city system.

Paul Sawyer, A-M Linda Rosenthal's Office

- Passed bill about equal pay for state employees; MBR bill passed committee; introducing bill about animal cruelty prevention
- Upcoming mosquito town hall on 5/17.

Dominic Lee, A-M Daniel O'Donnell's Office

- Free tenants clinic 5/31 at district office.
- Three book festivals coming up.

Jessica Dennison, NYC Comptroller's Office

- Audited IDA- NYC had given \$400 mil in subsidies in 2009 to companies who did not meet the requirements.

Lauren Quinones, C-M Melissa Mark-Viverito's Office

- PBS has put together videos chronicling Participatory Budgeting NYC process on UWS.
- Upcoming citizen application assistance day.

Celine Mizrahi Cong Jerry Nadler

- Congressman is conferee on transportation bill to restore vital funds to urban areas.

Business Session

Youth, Education & Libraries Committee

Marisa Maack, Chairperson

1. Site Plan for new approximately 600+ seat primary/intermediate school facility within the Riverside Center Development.

After deliberation, the resolution to approve was adopted.

VOTE: 38-0-0-0.

2. Manhattan Borough Board resolution in support of the NYS Dream Act and Dream Fund.

Public speaker:

- Cesar Vargas from Manhattan Center for Community Action - Will help undocumented students in NYC schools.
- Emily Park from Manhattan Center for Community Action - Dream Fund set up a commission for scholarships for undocumented students. Dream Act is tuition aid for undocumented students. It benefits 49% of the population of undocumented students, not all of them because of the stringent definition of undocumented students. Total number of undocumented students graduating from high school is 5,469 in NYC. This represents \$70mm or 2% of total education budget.

Request to split the vote, accepted.



After deliberation, the Board voted to support the resolution on the Dream Act.
VOTE: 25-1-8-0.

After deliberation, the Board voted to support the resolution on the Dream Fund.
VOTE: 33-1-1-0.

Land Use Committee

Richard Asche and Page Cowley, Co-Chairpersons

3. **160 West 62nd Street & 150 West 62nd Street, Fordham University** (Columbus-Amsterdam Avenues.) Application by Fordham University, West 62nd Street LLC, and West 60th Street Realty, LLC, to the Department of City Planning for a Special Permit and a second modification of the restrictive declaration that would eliminate a roof over and enclosure of an 18' wide area located on the south side of West 62nd Street, 100 feet east of the intersection of Amsterdam Avenue and West 62nd Street, between the new residential building under construction and the new law school under construction.

After deliberation, the resolution to approve was adopted.
VOTE: 37-0-0-0.

4. **61 West 62nd Street, New York Sports Club** (Columbus Avenue.) Application #69-91-BZ to the Board of Standards and Appeals by The 61 West 62nd Street Condominium for an extension of the term of a previously granted special permit allowing the operation of a health club in portions of the subcellar, cellar, first floor and second floor of a twenty-six story mixed use residential/commercial building. The application also includes an amendment for a change floor area and a waiver of the Rules of Procedure of a late filing.

After deliberation, the resolution the resolution to approve was adopted.
VOTE: 36-0-1-0.

5. Legislation relating to the operations of the New York City Board of Standards and Appeals ("BSA"): Intro. Nos. 78, 650, 678 and 680.

- Concern that Intro 680 would create a potentially duplicative or confusing additional layer of review that would undermine or splinter the effectiveness of the mandated Community Board review.

After deliberation, the resolution to approve Int No.s 78, 650, 678 and disapprove Int. No. 680 was adopted.
VOTE: 36-0-1-0.

6. **207 West 75th Street.** Response to developments around application #142-11-BZ to the Board of Standards & Appeals by The Philippe for a special permit to construct a 14-story building at 207 West 75th Street.

After deliberation, the resolution to send a letter to BSA was adopted.
VOTE: 37-0-1-0.

Transportation Committee

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

7. **Columbus Avenue Greenmarket.** Application to the Mayor's Office for Street Activity Permits by Greenmarket/Grow NYC to hold the Columbus Avenue Greenmarket on the western sidewalk between 76th and 77th Streets on Sundays from April 29, May 6, 13 with a rain date on May 20, and on October 7, 14, 21 with a rain date of October 28.

After deliberation, the resolution to approve was adopted.

VOTE: 38-0-0-0.

8. **West 68th Street.** Proposed metered-parking on West 68th Street, Broadway and Amsterdam Avenue.
Public Speakers :

- Richard Juliano – Lincoln Square BID - Supports the meters
- Mark Dooley, resident of West 68th Street - The vendor is a problem, he intimidates parkers.

Please put two metered spots on each corner.

Board Discussion:

- Part of the reason this has been proposed is to stop a vendor from abusing the privilege of parking there. It's not appropriate to change parking laws to thwart a vendor; change the laws regarding the vendor.
- Metered parking should only be in place to encourage short-term parking to help the local businesses, not to raise revenue for the City.
- Local residents and workers need alternate side of the street parking.
- At the Belnord, West 86th Street, Broadway-Amsterdam Avenue, the system switched from free spaces to metered parking. This ended up being beneficial to the building. Seven – eight cars always took the spaces, now the cars rotate and there is generally an available parking space.
- This was brought to the committee because a vender was consistently taking up three spots on the block. Then the committee realized that block did not conform to the blocks north and south that had metered parking.
- Concern that a switch to metered parking from alternate-side parking would favor those who drive into our District over local residents. Should not encourage driving to our District. No evidence presented of a scarcity of metered parking in the area.
- This is a community request to change to meters. The BID has also requested this. We are here to respond to the community and the businesses.

After deliberation, the resolution to approve was **not** adopted.

VOTE: 13-19-3-0.

Housing Committee, Louis Cholden-Brown and Nick Prigo, Co-Chairpersons

9. NY City Council oversight proceedings on the NYCHA procedures and grounds for the implementation of downsizing policies.

Board Comments:

- Is this overkill? Can a letter be sent and have the same effect?
- This encourages various levels of government work together.



- The tenants in NYCHA housing have received confusing letters and inconsistent advice. The information needs to be clear and consistent. An oversight meeting will force NYCHA to review and adjust procedures.

After deliberation, the resolution was adopted.

VOTE: 34-1-1-0.

Preservation Committee

Lenore Norman and Gabrielle Palitz, Co-Chairpersons

Joint with Parks & Environment Committee

Klari Neuwelt and Elizabeth Starkey, Co-Chairpersons

10. **Central Park.** Application #12-9479 to the Landmarks Preservation Commission for the permanent installation of antennas to provide free wifi coverage at Mineral Springs and the Central Park Zoo.

Board Discussion:

- The Department of Parks & Recreation did not go to other vendors in a bidding process, or alternatives in shapes.
- The antenna is only 20 inches high. They are already in place.
- The parks are to be a place to get back to nature. Avoid commercialization in the park.
- Most major cities in the world have WiFi in the parks.

After deliberation, the resolution to approve was adopted.

VOTE: 21-12-3-0.

11. **349 Amsterdam Avenue, dba “to be announced”** (West 77th Street.) Application to the Landmarks Preservation Commission to replacement of the existing storefront and awning and installation of a new facade, signage, lighting and windows.

12. **308 West 88th Street** (West End Avenue.) Application #12-3115 to the Landmarks Preservation Commission to construct a roof-top addition; restore front façade, stoop and entrance door; replace windows and roofing; remove at-grade greenhouse.

12 and 13 were bundled

After deliberation, the resolutions to approve were adopted.

VOTE: 34-0-0-0.

Revised CB7 Sidewalk Café Guidelines.

Agenda was amended to allow discussion of Café Guidelines before discussion and voting on new cafes on agenda. No vote was taken on the Guidelines.

Café Guidelines Discussion

- For an enclosed café, the materials and construction are temporary and removable and the structural integrity of the original outside wall remains. Accepted as a friendly amendment to the Guidelines.
- A tree pit that does not have a raised pit is not considered an obstruction. Why is that so? The measurement goes to the tree or to the beginning of the raised area if there is one. *Make sure:* The tree must be considered when calculating clearance.



- Mr. Diller asked members to send proposed changes to the Guidelines to him with a reference to the particular section to be amended. The discussion will continue at the June 5 full board meeting.

Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

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

- **998 Amsterdam Avenue** (West 109th Street) 31 St and 7th Hospitality LLC, d/b/a To be Determined.
- **995 Amsterdam Avenue** (West 109th Street.) LHT 109 Inc., d/b/a Lions Head Tavern. Is this a new location for a bar? How many bars on block? The SLA has a 500 foot rule that will protect the neighborhood.

After deliberation, the resolution to approve 998 Amsterdam and 995 Amsterdam was adopted.
VOTE: 29-0-1-0.

- **446 Columbus Avenue** (West 81st Street.) NYC1890 LLC, d/b/a To be Determined.

Public speaker:

Giovanni Pacifica, resident of 101 West 81st Street and representing the building board - With previous restaurant at this location the residents had issues with noise and loiterers. We have enough noisy bars in the area.

New owners have promised no live music, ADA/handicapped accessibility, enforcing smoking regulations, soundproofing to be added to enclosed open space. Question on hours of operation. Returned to committee without prejudice.

14. Unenclosed Café Renewal Applications:

- **193 Columbus Avenue** (West 69th Street.) Renewal application DCA# 1216111 to the Department of Consumer Affairs by Yunhua on Columbus, Inc., d/b/a Empire Szechuan Kyoto, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **477 Amsterdam Avenue** (West 83rd Street.) Renewal application DCA# 0883095 to the Department of Consumer Affairs by 83/ Amsterdam Restaurant Corp., d/b/a Hi Life Bar & Grill, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 26 seats.
- **2518 Broadway** (West 94th Street.) Renewal application DCA# 1353701 to the Department of Consumer Affairs by 94 Corner Café Corp., d/b/a Corner Café 94, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seat
- **718 Amsterdam Avenue** (West 95th Street.) Renewal application DCA# 1277777 to the Department of Consumer Affairs by Iano Corp., d/b/a Acqua, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

After deliberation, the resolution to approve was adopted.

VOTE: 29-0-1-0.

15. 283 Amsterdam Avenue (West 73rd - 74th Streets.) Petition of modify consent application DCA# 1321660 to the Department of Consumer Affairs by Nabucco, LLC, d/b/a Salumeria Rosi, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

Board Comment:

- Concern that there is not nine feet of pedestrian clearance because of the building scaffolding.



- Can we ask the café to draw back the café during the period that the scaffolding will be up?

Withdrawn by committee.

16. New Unenclosed Café Applications:

- **1900 Broadway** (West 65th Street.) New application DCA# 1422807 to the Department of Consumer Affairs by TS3 Hospitality, LLC, d/b/a The Smith, for a two-year consent to operate an unenclosed sidewalk café with 24 tables and 54 seats.
- **2169 Broadway** (West 76th – 77th Streets.) New application DCA# 1420618 to the Department of Consumer Affairs by CB-NACT 2169, LLC, d/b/a Coffee Bean & Tea Leaf, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats.
- **429 Amsterdam Avenue** (West 81st Street.) New application DCA# 1421365 to the Department of Consumer Affairs by Vai UWS, LLC, d/b/a Vai Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats.
- **473 Amsterdam Avenue** (West 83rd Street.) New application DCA# 1421013 to the Department of Consumer Affairs by Camelias, LLC, d/b/a Café Deux Margot, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.
- **509 Amsterdam Avenue** (West 84th – 85th Streets.) New application DCA# 1416762 to the Department of Consumer Affairs by New York Beer Co, LLC, d/b/a Jacob's Pickles, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.
- **2756 Broadway** (West 106th Street.) New application DCA# 1421212 to the Department of Consumer Affairs by Five Lamps Corp., d/b/a Five Lamps Tavern, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 30 seats on the condition that no platform will be installed unless the restaurant receives a Special Permit from City Planning.

After deliberation, the resolution to approve was adopted.

VOTE: 25-0-0-0.

MOTION TO ADJOURN made and passed at 11:00 pm.

Present: Mark N. Diller, Jay Adolf, Andrew Albert, Ian Alterman, Richard Asche, Laura Atlas, Elizabeth Caputo, Louis Cholden-Brown, Hope Cohen, Kenneth Coughlin, Mark Darin, Robert Espier, Sheldon J. Fine, Marc Glazer, Phyllis E. Gunther, Joanne Imohiosen, Ulma Jones, Lee P. Kwan, Blanche E. Lawton, Marisa Maack, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Nick Prigo, Anne Raphael, Suzanne Robotti, Madge Rosenberg, Helen Rosenthal, Evan Rosing, Roberta Semer, Ethel Sheffer, Eric Shuffler, Elizabeth Starkey, Barbara Van Buren, Stephen Vazquez, Thomas Vitullo- Martin, Cara Volpe, Mel Wymore, George Zeppenfeldt-Cestero and Dan Zweig. **On-Leave:** Lenore Norman. **Absent:** Linda Alexander, Issac Booker, Brian Byrd, Page Cowley, Miki Fiegel, Paul Fischer, DeNora Getachew, Michele Parker, Haydee Rosario and Gabriella Rowe.



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
May 8, 2012**

Co-Chairs Andrew Albert & Dan Zweig called the meeting to order at 7:05 P.M.

1. 5 to Ride Safety Program

Joint with Business & Consumer Issues Committee

Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons.

There was a discussion with Nancy Gruskin, founder of the Stuart C. Gruskin Family Foundation, concerning the 5 to Ride bike/pedestrian safety campaign. Ms. Gruskin's husband was hit by a delivery cyclist and died from his injuries. The mission of the foundation is to obtain accurate statistics and strengthen laws to protect pedestrians and bike riders. Over 550 people a year go to Emergency Rooms after being hit by a bicycle.

The 5 to Ride safety program asks restaurants to provide their delivery personnel with the rules of the road. Participating restaurants receive a decal and a certificate. She asked if CB7 can include this as part of their guidelines for sidewalk cafes and liquor license requests. BCI already advises restaurants to teach their delivery personnel the rules of the road. A lengthy discussion ensued.

2. West 107 Street play street.

Discussion of Ascension School's play street took place. Impending construction of a new building on 107th Street near Broadway will commence soon, and is scheduled to last between 12 and 18 months. Principal McMahon explained that Father Duffel has said 108th Street is not safe for a play street. Principal McMahon said he is willing to discuss use of the roof by older students, once it is renovated, however he will still need a play street for the younger children.

There were objections to the continued use of 107 Street by three members of the block. Co-Chair Andrew Albert introduced a resolution, which initially was not supported by the members of the Committee. It failed 3-4-1-0. Non-Committee Board members supported it 2-0-1. After more discussion, the following resolution was approved by the Committee:

Construction is set to begin imminently at 241 West 107th Street, necessitating the end of the play street during construction.

The school has agreed to have monitors at both ends of the block, but particularly the Amsterdam Ave end of the block, to move the barricades and allow Access-a-Ride vehicles and other vehicles for mobility-impaired block residents to access the block during the operation of the play street. Several on-site reports indicate this agreement has not been fully implemented, resulting in residents having vehicles not able to access the block,

Therefore be it resolved that:

1. CB7 calls on Ascension School to IMMEDIATELY execute the necessary precautions to insure that the Amsterdam Avenue end of the block be staffed appropriately at all times the street is closed, with the monitor possessing two-way communication or cellular communication to insure the barriers will be moved whenever necessary.



2. CB7 calls on the Department of Transportation to suspend the play street as soon as construction on the building site begins.

3. CB7 requests that DOT consider the 107th Street play street to be considered finished as of the start of construction, with any requests for re-instatement to come before CB7 before it is granted.

4. CB7 agrees to work with all parties to insure a safe, secure, desirable place for Ascension School's children to play upon the beginning of the 2012-2013 school year.

Vote: Comm: 7-1-0-0 NCB: 3-0-0-0

3. 242 West 76th Street (Millburn Hotel)

Request to the Department of Transportation to extend the loading zone in front of the Millburn Hotel. Robert J. Rosen, attorney for the hotel, made a brief presentation. They want a 10 ft long extension for their loading zone, so that tour buses are able to pull into the curb.

A motion to approve the additional 10 ft to the current loading zone was approved.

Vote: Comm: 7-0-1-0 NCB: 3-0-0-0

4. West Side Transportation Study recommendations for West 70th Street/West End Ave

A discussion on the West Side Transportation Study's recommendations for the intersection of 70th St & West End Avenue took place. Shauna Fitzgibbons and Roberta Semer explained the proposal by DOT to calm traffic at the intersection and on 70th Street east of West End. The following resolution was passed:

Whereas CB7 has endorsed efforts to improve pedestrian safety at the W70th St & West End Ave intersection and worked with the community on a series of recommendations that were embodied in a resolution of February 3, 2011, and Whereas the recently released West Side Transportation Study endorsed several of those recommendations and specifically endorsed the placement of three curb extensions at the intersection, as well as channelization on 70th Street and limited daylighting at the NW and SW corners of 70th & West End Avenue,

Therefore be it resolved that CB7 endorses the West Side Transportation Study recommendations for curb extensions and channelization at the 70th & West End Ave intersection.

Be it further resolved that CB7 requests that DOT should move quickly to use in-house capabilities to prioritize the installation of the curb extensions where no catch basins/drainage spots exits, and where catch basins do exist, work with the Community Board and our local officials to quickly estimate the cost and funding opportunities for the curb extensions.

Be it further resolved that CB7 requests that, in addition to painting the curb extensions, flexible plastic bollards be utilized to demarcate the curb extension area until permanent extensions can be constructed.

Be it further resolved that CB7 requests that DOT complete the study for a modified LPI crossing at this intersection.

Be it further resolved that CB7 requests that signage be added alerting motorists that "Roadway Narrows".

Be it further resolved that, consistent with its prior resolution, CB7 call for a 20mph speed limit on West 70th Street, between West End Avenue & Amsterdam Avenue.

Vote: Comm: 8-0-0-0 NCB: 3-0-0-0



5. Update on secondary street names

The list provided by the intern was not complete - several committee members knew of other secondary street names. A survey by the committee members will take place, with the following street assignments:

Roberta Semer - 65-72 St

Mark Diller - 59-64 St

Mark Darin - 73-78 St

Blanche Lawton - 94-97 St

Ken Coughlin - 87-93 St

Andrew Albert - 79-86 St

Dan Zweig - 101-110 St

Lillian Moore - 98-100 St

All assignments are Central Park West to Riverside Drive, or Riverside Blvd.

6. Newsstand - s/e corner Broadway & 96th Street

Application # 1423810 to the Dept. of Consumer Affairs for a proposed newsstand at the se corner of Broadway & 96 Street was discussed. The applicant was not present. The following resolution was passed:

Be it resolved that CB7 disapproves the proposed newsstand at the SE corner of Broadway & 96th Street due to the narrow sidewalk created by the expanded 96th St IRT subway station.

Vote: Comm: 8-0-0-0 NCB: 3-0-0-0

7. New Business

- Alan Flacks requested that repairs be made to the crumbling floor in the underpass at the 96th St IRT station. Andrew Albert said he'd take care of it.
- Ken Coughlin reminded the committee that DOT is looking for additional input from CB7 on the Upper West Side Transportation Study.
- John Beluso voiced concerns about the loss of 8 parking spaces on West End Avenue, and stated that he does not see UPS trucks (or any others) using the loading zones on West End Avenue. The committee noted that the specific spaces Mr. Beluso was referring to were those set aside at the request of the Manhattan Montessori School to allow for better visibility of students coming and going to school.
- Bike share will not be coming to the Upper West Side until 2013.
- Robert Josman stated that the double parking problem with trucks continues in front of the new West Side Market, on the west side of Broadway, between 97-98 Street.

Present: Andrew Albert, Dan Zweig, Ken Coughlin, Mark Darin, Blanche Lawton, Lillian Moore, Anne Raphael and Roberta Semer. **CB7 Chair:** Mark Diller. **Board Members:** Ian Alterman, Ping Kwan and Michele Parker.

Absent: Ulma Jones.

**Business & Consumer Issues Committee Meeting Minutes
Michelle Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
May 9, 2012**

Applications to the SLA for two-year liquor licenses:

1. 446 Columbus Avenue (West 81st Street) NYC1890 LLC, d/b/a To be Determined.

Neighbor living in Galaxy expressed concerns about the hours of operations. Attorney for the restaurateurs and owners balked and said they wanted to maintain the later hours for a sophisticated, upscale restaurant. Mel Wymore explained that there was community recourse and that the owners were willing to give the local residents their contact information. Marc Glazer said the landlord was very committed to maintaining a quiet ambiance. Architect Huntley Gill pointed out that the build-out by the landlord and new tenant was extensive and added on behalf of the landlord that the hours of operation not be restricted. Ian John, a member of the board of the Endicott, said he was excited about the arrival of the restaurant. His group sued Calle Ocho because of noise from outside amplification and parties in the atrium. Mr. Gill spoke again and said that he and the landlord were addressing ways to channel the noise away from Mr. John's apartment and soundproof it. Galaxy tenant Debra Bottle also shared her concerns about the late hours of operation. Endicott resident Ruth Meyler said the owners had extended the proposed hours since speaking with building. Owners said they needed the extended hours but agreed to the following stipulations, which were prepared by Mel Wymore, printed and signed at the Committee meeting:

- Hours of Operation as Sun.-Thurs. 8:30 a.m.– 12:30 a.m.; Fri./Sat. 8:30 a.m.-1:30 a.m.
- Place sound insulation around periphery of skylight;
- Post a polite sign to request that customers be quiet when leaving the restaurant;
- Minimize outdoor congregation by maximizing use of interior space for waiting customers;
- Instruct staff to gently ask that customers not congregate or smoke in front of the restaurant;
- Instruct staff to minimize noise and refrain from smoking in the alley;
- Make the proprietor's and night manager's telephone numbers available to neighbors.

Motion to **approve:** 9-0-0-0; 4-0-0-0.

2. 215 West 94th Street (Broadway) Beverley Hotel Associates LLC, 94th Street Restaurant LLC, d/b/a Days Hotel / Serafina Restaurant. Michael Szegda, Hampshire Hotels presenting who brought in a copy of the decision ruling that the hotel can rent transient space in an SRO with rent-stabilized tenants.

Serafina is the manager of restaurant, solely and not the owner. Marc Glazer expressed his concerns because there are still residents complaining about the operations of the hotel. Robert Mallia, architect, Hampshire Hotels said the violations stipulated actually referred to another building in Inwood, but not the hotel. Mark Diller read the decision and concurred that it said the hotel is legal as a transient hotel, but referred the tenants' complaints to Housing Court. In response, the tenant complaining, Adelia Ramos de Almeida, said they were trying to push the tenants out and the restaurant is another way to harass the tenants. Mark Diller, Michele Parker and Sue Robotti asked she was at the board because of the restaurant or to illustrate their bad behavior as landlords.

Motion to **approve:** 7-1-1-0; 0-2-2-0

Petition to Modify Consent:

3. 283 Amsterdam Avenue (West 73rd -74th Streets.) Petition to modify consent application DCA# 1321660 to the Department of Consumer Affairs by Nabucco, LLC, d/b/a Salumeria Rosi, for a two-year



consent to operate an unenclosed sidewalk café with 12 tables and 24 seats instead of 7 tables and 15 seats, to increase the depth from 6' to 7.6' and the overall size by 30 sf.

Expeditor Michael Kelly presented, accompanied by Pietro Balbon, controller. Eric Shuffler said he thinks the owners underestimated the size of their outdoor café and Mark Diller agreed with his assessment, and added the pavers additionally diminish pedestrian passage. Mr. Kelly pointed out that the adjacent café comes out an additional foot and a half, albeit does not have a tree obstructing space, as does Salumeria Rosi. George Zeppenfeldt-Cestero pointed out that LPC approved the design, but Mark Diller countered that the agency's purview concerned appearance, rather than the functionality.

Motion to **approve** the petition, which modifies the application by adding 1.6 feet and increasing the aggregate size by 30 square feet: 3-6-0-0; 0-3-0-0. The resolution was not adopted.

Applications to the SLA for two year liquor licenses:

4. **208 Columbus Avenue** (West 69th Street) Birote Corporation, d/b/a To Be Determined.

Expeditor Mike Kelly presented for applicant of soon-to-be open Mexican restaurant, Torta Margarita, in the current Rigoletto's space, which is moving to 72nd street and will include an L-shaped bar with 10 seats. Joanne Imohiosen said postings were ubiquitous. Same owners as Rigoletto's (moving to 72nd Street), Café Frida and Café Ronda. Hours of operation Sun. –Sat., 8 a.m. to Midnight. Motion to **approve**: 9-0-0-0; 2-0-0-0

5. **507 Columbus Avenue** (West 84th Street) 507 Columbus LLC, d/b/a To Be Determined.

Owner Siddhartha Gupta and Manager Paul Glazer presenting. The new restaurant replaces the current tenant, a Thai restaurant with different ownership, and will be serving farm-to-table tapas. Same owners as Pappardellas and Muglai. Hours of operation will be Noon to Midnight 7days a week.

Motion to **approve**: 8-0-0-1; 2-0-0-0

6. **2446 Broadway** (West 90th Street) Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle Mexican Grill.

Motion to **disapprove**: Corporate entity did not respond to requests from District office to present at committee or post information. Restaurant at site is currently Tal Bagel and not s Chipotle.

Unenclosed Café Renewal Applications:

7. **241 Columbus Avenue** (West 71st Street.) Renewal application DCA# 0895637 to the Department of Consumer Affairs by Burrito Junction, Inc., d/b/a Harry's Burrito Junction, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 36 seats.

Presenting Ron Almgren, general manager, showed photos of vests for delivery staff and said new ones are forthcoming. In addition, all delivery bikes have bells and lights.

Motion to **approve**: 9-0-0-0; 2-0-0-0

8. **450 Amsterdam Avenue** (West 81st – 82nd) Renewal application DCA #1341925 to the Department of Consumer Affairs by D & D Thai Restaurant, Corp., d/b/a, Land Thai for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

Mike Kelly presenting. The bicycle delivery staff has new vests compliant with CB7 rules.

Motion to **approve**: 9-0-0-0; 1-0-0-0

9. **483 Amsterdam Avenue** (West 83rd Street.) Renewal application DCA #1027927 to the Department of Consumer Affairs by Good Enough To Eat Uptown, LTD, Corp., d/b/a, Good Enough To Eat Uptown



for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 15 seats. Colin McVey, architect, presented. There were no changes in configuration of seating and tables.

Motion to **approve**: 9-0-0-0; 1-0-0-0

10. **2398 Broadway** (88th Street) Renewal application DCA #1351071 by Aged 88 Street, LLC d/b/a Aged Bar N Grill for a two-year consent to operate an unenclosed café with 17 tables and 26 seats. Expeditor Mike Kelly presented. There were no changes in the configuration of seating and tables.

Motion to **approve**: 9-0-0-0; 1-0-0-0

11. **650 Amsterdam Avenue** (West 92nd Street.) Reapply application DCA# 1352255 to the Department of Consumer Affairs by Olivia Ava Corp., d/b/a Edgard's Café, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Joseph DeBenedetto, owner, presented and pointed out there are walking deliveries, only.

Motion to **approve**: 9-0-0-0; 1-0-0-0

New Unenclosed Café Applications:

12. **269 Columbus Avenue** (West 72nd – 73rd Street.) New application DCA# 1423787 to the Department of Consumer Affairs by 72nd & Columbus Restaurant, LLC, d/b/a Columbus Tavern, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats. Vote withdrawn and held over until Full Board. Committee will convene at 6:25 p.m. to review postings and applicant will submit list of postings to District office of postings at least one week before Full Board meets.

13. **422 Amsterdam Avenue** (West 80th Street.) New application DCA #1424906 to the Department of Consumer Affairs by Amelia B 1, Corp., d/b/a, Island Burgers & Shakes for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

Mike Kelly expeditor and Mark Calvino, owner, presented.

Motion to **approve**: 9-0-0-0; 1-0-0-0

14. **447 Amsterdam Avenue** (West 81st – 82nd.) New application DCA #1422698 to the Department of Consumer Affairs by Anemonas Rest Corp., d/b/a, Amsterdam Diner for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats. Andrew Ahsambalis, owner, presenting. Delivery staff bikes and vests met committee approval. Hours of operation, open weekdays Sun-Thurs. 7 a.m. to 1 a.m. and weeknights; Fri-Sat. 7 a.m. to 3 p.m.

Motion to **approve**: 9-0-0-0; 1-0-0-0

15. **2427 Broadway** (West 89th – 90th Street.) New application DCA# 1423581 to the Department of Consumer Affairs by Candle West, LLC, d/b/a Candle Café West, for a two-year consent to operate an unenclosed sidewalk café with 15 tables and 32 seats.

Mike Kelly, presenting. The president of the condo association, Vernon Netherland, said the residents don't want a sidewalk café. Application being held over until restaurateurs can meet with residents.

Re-Apply Café Applications:

16. **2726 Broadway** (West 104th – 105th Street.) Re-apply application DCA# 1247774 to the Department of Consumer Affairs by McConner Street Holding, LLC, d/b/a McDonald's, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.



Martha Rodriguez, district manager, presenting. Anne Raphael said she did not see any postings and committee has asked Ms. Rodriguez to submit a list of the posting locations at least one week before Full Board meets. Motion to **approve:** 9-0-0-0; 0-0-1-0

Present: Michelle Parker, George Zeppenfeldt-Cestero, Linda Alexander, Paul Fisher, Marc Glazer, Joanne Imohiosen, Anne Raphael, Suzanne Robotti and Eric Shuffler. **CB7 Chair:** Mark Diller. **Board Members:** Robert Espier, DeNora Getachew. **Absent:** Elizabeth Caputo and Ulma Jones.



**Preservation Committee Meeting Minutes
Lenore Norman and Gabrielle Palitz, Co-Chairpersons
May 10, 2012**

1. **162 W. 72d St.:** The application was to install a ramp and modify the storefront infill. The applicant was represented by Jim Arriaga of Ramatech. There is currently a 3" terrazzo step up to the retail and office entrances. To make the premises handicap accessible the proposal is to remove the step and entrance door on the east side, recess the entranceway about 4' and install a 3' wide sliding door. The committee had safety concerns since a portion of the new entranceway would not be visible from the street. In addition to proposed lighting the committee recommended that applicant discuss w/ LPC the possible installation of a mirror.

A resolution to approve the application with the "safety" related recommendation passed: Committee: 5-0-1-0; Non-committee FBM: 1-0-0-0

2. **53 W. 72 St.:** Application to LPC for storefront replacement: Applicant was represented by Jennifer Klein, Managing Member (owner) and CEO of Dakota Bar and Costas Terzis, Architect. The proposal is to replace the existing tile and glass storefront which all agreed is ugly, with a glass and African mahogany (stained dark) storefront including 5 dark brass traditional ("old world") lanterns lighting the front. The existing cornice will be cleaned. When complete, the storefront will consist of a recessed entrance door and new full height windows which will open inward. The existing glass enclosed café will remain as is.

One member of the public expressed concern about pedestrian traffic, particularly if the applicant applied for an unenclosed sidewalk café in the future. One member of the committee noted that was both speculative and irrelevant to the application at hand.

The application was approved: Committee 6-0-0-0; Non-committee FBM: 1-0-0-0

3. **250 W. 77th St. (Belleclaire):** Application to LPC to install entrance canopy on 77th St. and new skylight above the lobby. Applicant was represented by Matt Markowitz, Architect and Bill Higgins, historical restoration consultant. The proposed canopy is blackened steel and frosted glass illuminated by small pin-spots with "Belleclaire" in cut out black metal letters on either side (top). The proposed canopy will be 6' deep, approx. 10' wide and about 12-14" thick overall. The skylight will replicate the building's original. A discussion of the font for the "Belleclaire" signage resulted in a recommendation that the font be "art nouveau secessionist inspired".

Resolution to approve passed: Committee: 6-0-0-0; Non committee FBM: 1-0-0-0

4. **47 W. 70th St., (Bet. Col. & CPW):** Application to LPC for restoration of front façade, removal of all thru-wall ACs, removal of 3 story rear yard extension in back and construction of new brick and glass facade at basement thru 3rd floor. Existing 4th floor and penthouse to remain. Applicant represented by Morris Adjmi, Architect. The rooftop addition is proposed to be modified to be not visible from the street. All thru the wall ACs will be remove and the and the façade restored. The floor of the rooftop addition will be dropped so the height will remain the same. All front windows will be replaced with wood double hung windows. The new rear yard facade will be 4 stories, full width w/ 6' greenhouse projection at garden level. It will be red brick, solid on sides with narrow brick bands framing large multi paned windows. The rear yard will be excavated to create expanded cellar floor w/ interior pool.

The committee recommended that that permeable paving materials and extensive plantings be used in the rear yard and that the brick framing the rear windows be widened.



Public comment: Nigel Autar, 46 W. 71st: Concerned that height of rear fence will be lower and cause additional light to be visible. Klaus Petersen, 48 W. 71st : Complained about the height of the penthouse . Resolution to approve passed: Committee: 6-0-0-0; Non committee FBM: 1-0-0-0

5. **25 W. 88th St.:** Application to LPC for new front and rear facades, rear façade renovation, 2 story rear yard addition and rooftop addition. Applicant represented by Michael Ingui, Architect. The house will be energy passive, i.e. triple glazed windows, thermal insulation, etc. All windows on front façade and on 2 upper floors of rear façade will be replaced w/ wood double hung painted black. A new 2 story rear addition will be constructed; 4' deep and 8'11" wide allowing for a new back staircase for cellar access. New windows on the existing addition will wrap around toward the new addition. The rooftop addition will not be visible from any public way. It will be 32' deep X 20' wide, 12'7" high at back, 12'1" at front. The side will match the existing brick w/ large glass openings at front and back. Public comment: Richard Newman, 27 W. 88th St.; Complained of loss of light and air due to new 4' rear extension.

Greg Reid, 24 W. 88th St.; Will block his minimal view of sky and the El Dorado.

Elliot Zolot, 27 W. 88th St.; Has the top floor in adjacent triangular roof addition and door to his roof terrace; Complained that new addition will be an "eyesore" and will interfere with his "quality of life".

Resolution to approve passed: Committee: 5-0-1-0; Non committee: 0-0-1-0.

6. **District Needs Statement (DNS).**

Mark Diller introduced the plan to comment on the current District Needs Statement document in preparation for the Fiscal Year 2014 DNS. Gabby asked committee members to read through the Preservation section from the FY2012 DNS document prepared by Mel Wymore. Committee comments, additions, etc. should be sent to Gabby in the next week or two so she can put together a draft of the group's revisions for discussion at the June Preservation Committee meeting.

Present: Gabrielle Palitz, Jay Adolf, Brian Byrd, Mark Glazer, Lee P. Kwan and Blanche E. Lawton.
CB7 Chair: Mark Diller. **On-Leave:** Lenore Norman. **Absent:** Miki Fiegel.



**Housing Committee Meeting Minutes
May 14, 2012
Nick Prigo and Louis Cholden-Brown, Co-Chairpersons**

Discussion on tenant harassment legislation with Council Member Melissa Mark-Viverito's staff, including Deputy Chief of Staff Joseph Taranto and Anti-displacement Task Force Coordinator Joey Pressley.

Int. 623: Prohibits persons receiving public funds or subsidies to be placed in buildings with a history of tenant harassment. Extension of CM Garodnick's 2008 Bill, passed in 2008.

- a) Original bill gives tenants recourse for "harassment"
- b) The new bill proposes to deny a landlord's ability to house people receiving public subsidies after three harassment violations in the last five years.

Marisa Maack asked about landlord culpability and whether reflects a collective behavior or is it specific to a single address. Mr. Pressley said the data concerning harassment may be incomplete because not everyone reports it. Louis C-B inquired to coupling this metric with one weighing violations particularly as pertains to illegal uses of SROs as hotels.

SRO resident Adelia Ramos de Almeida pointed out that her landlord, the owners of the Days Hotel at 215 West 94th Street, misrepresented the status of the hotel to DOB. She said they illegally emptied out 300 rooms to make it a transient hotel.

Mr. Taranto added, anecdotally, that on the UWS, landlords harass tenants by stalling or not implementing repairs and deny succession rights. His office is also seeing an increase in issues derived from to Columbia University students, which provides a transient population and allows landlords to increase rents annually. Other issues being reported concern denying same sex partners the ability to co-sign leases.

The issue of mutable LLCs was discussed and Robert Espier asked whether C-M Viverito-Mark's office would be willing to use interns to gather data. On another note, Su Robotti requested information about types of leases for purposes of clarification. Nick Prigo asked if anyone could list the most common forms of harassment that actually get cured. Robert Espier responded that repairs are the most common forms of harassment that get eventually cured; Joey Pressley concurred and said his office would be willing to organize a forum in partnership with the community board. Rosalba Rodriguez from C-M Brewer's office added market rate renters are also being harassed. Rebecca Godlewicz from MBPO Stringer's office said she has been seeing an increase in complaints from tenants whose rents are based upon income.

Discussions ensued on whether to draft resolution to support C-M Mark-Viverito's addendum, Int. 623. Louis Cholden-Brown suggested waiting for additional clarification on the content of the addendum. Committee to send follow-up to C-M Mark-Viverito's office requesting additional information.

Int. 477: Tenants' Bill of Rights. Bill introduced by C-M Cabrera, co-sponsored by C-M Mark-Viverito requiring landlords to post a "Tenants Bill of Rights" in lobbies of multi-family residences, as well as in



the lease packages. In addition, it was suggested that HPD compose a guide to be distributed with the bill, which currently has 30 sponsors. A motion was made and seconded:

Motion to **Support** Tenants' Bill of Rights. 8-0-0-0; 1-0-0-0

Paul Sawyer from Assembly Member Linda Rosenthal's office clarified NYCHA's definition of "Severely Under-occupied," and "Regularly Under-Occupied." He also elaborated on exemptions to under-occupation.

Elected Officials' Representatives Present:

Rebecca Godlewicz, MBPO Scott Stringer's Office;

Joe Taranto, Deputy Chief of Staff, and Joey Pressley, C-M Melissa Mark-Viverito's office;

Rosalba Rodriguez, C-M Gale Brewer's office;

Paul Sawyer, A-M Linda Rosenthal's office

Daniel Parcerises and Sandra Park of SRO Law Project

Committee Members Present: Nick Prigo, Louis Cholden-Brown, Linda Alexander, Robert Espier, Marisa Maack, Lillian Moore, Suzanne Robotti and Cara Volpe.

Non-Committee Member Present: Paul Fischer



**Land Use Committee Meeting Minutes
Community Board 7/Manhattan
May 16, 2012**

1. District Needs Statement

- Mel Wymore reviewed the FY2013 DNS format.
- Need to create a separate section for Land Use in addition to incorporating Land Use and zoning issues into discussions on other subject matters.

2. 158 West 83rd Street (Amsterdam Avenue). Application #86-12BZ, 12-BSA 114M.

Applicant not present.

- Application to the Board of Standards and Appeal for an enlargement that would increase the building's floor area by 1,366 feet, or 4.9% above the underlying current zoning.
- Existing building is two stories currently used as a Crunch gym.
- Proposal to add third, fourth, fifth and sixth floors plus rooftop garden.
- New addition would be residential (above two-story commercial space).
- Concern that the applicant has pushed the bulk back off the street but closer to the rear yard neighbors.
- Concern that HVAC is at the lot line because the lot is fully covered.

Lisa Dabney, 139 West 82nd Street (faces rear of building across rear yard)

- Concern about HVAC recently reinstalled on the south edge of the 2nd floor roof of existing building.
- Presumption that new construction will be set back from edge.
- Current HVAC excessively noisy – smaller units for 158 W 83 are louder than much larger units for adjacent building.

Laurent Landau, 139 West 82nd Street

- Need to baffle or make quieter.
- Unclear on contours of the proposed new building.

Doug Jabbour, 169 West 83rd Street

- Garages on the block manage the cars on West 83rd Street.
- Garages unwilling to discuss more appropriate parking management procedures.
- Should be required to do a traffic study as construction will create bottleneck for FDNY

Co-Chairs

- Application is not yet calendared at BSA.
- Lot is 110 feet deep, and building occupies the entire lot.
- Standard is different than the customary 5 findings under ZR because it is an application to enlarge an already non-compliant building under ZR 73-63.
- DECISION: hold over application to June 20th Land Use meeting.

3. PWV Update

- PWVTA photos of grassy areas between 808 and 788 Columbus Avenue.
- Concern that landlord is planning to remove beautiful plantings to create above-ground parking to answer the condition which is the subject of pending litigation.



Present: Richard Asche, Page Cowley, Jay Adolf, Sheldon J. Fine, Roberta Semer and Tom Vitullo-Martin. **CB7 Chair:** Mark Diller. **Board Member:** Denora Getachew. **Absent:** Joanne Imohiosen, Helen Rosenthal and Ethel Sheffer.



Youth, Education & Libraries Committee Meeting Minutes
Marisa Maack, Chairperson
May 17, 2012

Yael Kalban, Director of North Manhattan Planning/Division of Portfolio Planning, Dept of Education

Ms. Kalban gave overview of elementary and middle school capacity.

No major capacity issues for foreseeable future – small waitlist at 2 elem. schools expected to clear before school starts. PS 165 may open 2nd section if G&T if needed. Will get back to committee on the following:

- Enrollment bump at PS 191 from more families staying from Pre-K or from Magnet application only;
- Tracking of families that have left system so we can analyze trend;
- Location of capacity in terms of sections of grades instead of total aggregate capacity number.

Concern around perceived disparity between middle schools in D3; specifically looking at strengthening science and math programs and possibly adding programs such as French DL.

Ms. Kalban would like community input on desired programming and how to reach out to parents to better inform them of many strong choices in D3.

PS 84 advocating for French DI program addition to a D3 middle schools. Next steps are a survey of commitment from parents to attend such a program.

Beacon High School space will be available for community school in 2015. Ms. Kalban would like an inclusive process in the model of Frank McCourt. Plans should be in place for Fall 2013. YEL will schedule for Jan 2013 agenda.

Ujju Agarwal - Parent Leadership Project

June 7th Forum on Controlled Choice to help alleviate social and racial disparity between schools in D3. Asked CB 7 to co-sponsor. Committee believed co-sponsorship equaled endorsement of this zoning plan and not prepared to do that. Instead, will support the forum by using our contact network to drive attendance and information on the Forum.

Mandatory Kindergarten Resolution

Resolution held for next committee meeting due to lack of information. Marisa will contact Speaker Quinn's office to see if time-sensitive and if so will call a pre-meeting before Full Board to vote.

Meeting adjourned 8:45

Present: Marisa Maack, Isaac Booker, Brian Byrd, DeNora Getachew, Eric Shuffler and Stephen Vazquez. **CB7 Chair:** Mark Diller. **Absent:** Paul Fisher, Haydee Rosario, Helen Rosenthal and Cara Volpe.