

Business & Consumer Issues Committee Meeting Minutes

George Zeppenfeldt-Cestero and Michele Parker, Co-Chairpersons

July 13, 2016

Business & Consumer Issues Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 7:00 p.m.

Committee Members Attending: George Zeppenfeldt-Cestero, Linda Alexander, Christian Cordova, Paul Fischer, Marc Glazer, Brian Jenks.

Meeting commenced at 7:10p.m.

The following matters were discussed and actions taken:

Applications to the SLA for two-year liquor licenses:

1. **625 Columbus Avenue** (West 90th Street) Fatmir Caushi d/b/a To Be Determined.

Linda Alexander said there was no posting.

Committee **Disapproves without Prejudice** because applicants did not attend. 6-0-0-0; 0-0-0-0

2. **924 Amsterdam Avenue** (West 105th/106th Streets) Amsterdam Ranchito Corp. d/b/a New Ranchito.

Presenting Bob Santana, attorney, RobertSantana@aol.com. Mr. Santana submitted the list of postings with photographs. They have discontinued loud music and removed the surrounding speakers. In addition, the owners soundproofed the ceilings and are only playing background music. The hours are 7 a.m. to Midnight, seven days per week. Committee **Approves** the Application: 6-0-0-0; 0-0-0-0

3. **1012-1018 Amsterdam Avenue** (West 110th Street) Madrel LLC, d/b/a Marlow Bistro.

Presenting Donald Bernstein, attorney for the purchaser of the restaurant. The restaurant has been around for at least 15 years by the original owners John and Carol Weisman. They are applying for a transfer with an assignment of the existing lease. The new owners are the same people who Cibo e Vino, including Elena Riostoski, who described the cosmetic changes. There will be light acoustic music at brunch and the cuisine will be similar to Cibo e Vino's. There will be deliveries and they will wear reflective vests.

Committee **Approves** the Application: 6-0-0-0; 0-0-0-0

Class Change and Alteration application to existing Wine & Beer license:

4. **489 Columbus Avenue** (West 83rd Street) Shree Laxmi Indian Cuisine, d/b/a Savoury Indian Cuisine.

Committee **Disapproves without Prejudice** because applicants did not attend. 6-0-0-0; 0-0-0-0

Unenclosed Sidewalk Café Renewals:

5. **483 Amsterdam Avenue** (West 83rd Street.) Renewal application #2007741-DCA to the Department of Consumer Affairs by Nicky Meatballs, Inc., d/b/a Polpette, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 15 seats.

Jacob Pope, GM, management.popette@gmail.com presented. The checklist and list of postings submitted in advance. Committee **Approves** Application: 6-0-0-0; 0-0-0-0

6. **936 Amsterdam Avenue** (West 106th Street.) Renewal application DCA# 6816-2016-ASWC to the Department of Consumer Affairs by Amsterdam GS Corporation, d/b/a The Ellington, for a four-year consent to operate an unenclosed sidewalk café with 27 tables and 58 seats.

Presenting: Robert Callahan, expeditor; and owner Mohammed Alam, Alam55M@yahoo.com. This is for a new license because the corporate name was changed to separate two Ellington venues. It is for one of the few existing wraparound cafes, which was approved 2012 because of the broad sidewalks on 106th Street, as well as Amsterdam Avenue. The license for the existing corporate name expires February 2017.

Committee **Approves** Application: 6-0-0-0; 0-0-0-0

New application Under Change of Ownership:

7. **2636 Broadway** (West 100th Street.) New application under change of ownership ULURP# N160153ECM/DCA# 15235-2015-ASWC to the Department of Consumer Affairs by Spectrum Restaurant, LLC, d/b/a Manhattan Valley, for a four-year consent to operate an enclosed sidewalk café with 8 tables and 20 seats. Committee **Disapproves without Prejudice** because applicants did not attend. 6-0-0-0; 0-0-0-0

New Unenclosed Sidewalk Café:

8. **286 Columbus Avenue** (West 73rd - 74th Street.) New Application #7798-2016-ASWC to the Department of Consumer Affairs by Guyers, Inc, d/b/a Guyers, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats. Linda Alexander confirmed postings.

Presenting: Cindy Guyer, owner, Cinguyer@gmail.com; Guyersnyc@gmail.com.

Committee **Approves** Application: 6-0-0-0; 0-0-0-0

9. District needs statement and budget priorities for Fiscal Year 2018.

Discussion ensued and committee agreed to renew its priorities from the previous year. In addition, Committee would like to advocate on behalf of restaurants and other small businesses by promoting them at the American Museum of Natural History and other neighborhood cultural institutions with kiosks strategically placed in the entryways. Committee would like to start with \$20,000 worth of kiosks, estimated at \$5,000 each.

Health & Human Services Committee Meeting Minutes

Catherine DeLazzero and Madge Rosenberg, Co-Chairpersons

July 26, 2016

Committee members present: Catherine DeLazzero, Madge Rosenberg, Christian Cordova, Robert Espier, Sheldon Fine, Sonia Garcia, Audrey Isaacs, Genora Johnson.

Jackie Slayton from Cluster House & Urban Pathways

Audrey

- I know a woman in her 80s living alone in a fifth floor walkup, like a prisoner. How can we address situation. We should come to a resolution asking council members to place people with disabilities and the elderly in elevator buildings.
- Shelly suggests the senior friend visit WSFSSH to possibly find a more accessible apartment.

PLAYGROUND TASKFORCE MEETING REPORT – Catherine DeLazzero

- Taskforce has moved beyond accessibility to a universal design model, encouraging diversity of participation.
- A \$400,000 grant from the BP and Community Parks Initiative grant of around \$5 million make community participation necessary.
- DPR needs to respond to goals of universal design and respond to the concerns of school parents. DPR should take goals of UD and tell us how they are actualized. This will be first universal design playground in city. It needs to be a model.
- Catherine will email material on Universal Design. If possible, committee members should attend next taskforce meeting (when DPR presents the final design) as the final proposal will be voted on first by the HHS committee.

HHS PLAN FOR COMING YEAR

- Fellow will research the problem and present potential strategy. Background interviews & surveys should inform strategy.
- We will collaborate with this year's panelists to develop strategy. Subject should be concrete and tangible and occurring in CB7, should have a 3-month framework, and should be a problem with solutions people are already thinking about.
- Execute strategy that is very targeted and builds on panel suggestions.
- As the strategy relates to city agencies we will add it to budget priorities/ district needs.

NEEDS THAT EMERGE FROM THE PANELS

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- Aging out of foster care without support systems or homes. Dr. Baillon, director of outpatient services for children at Mt. Sinai West/Roosevelt/St. Luke's, would be a great resource.
- Food insufficiency – universal free school lunch
- Publicize all venue that offer food to the hungry.
- Hoarding that promotes vermin and unhealthy living and sometimes causes eviction.
- DOE create and post on its website a detailed list of facilities that are accessible to students with disabilities in every school.
- Social workers are needed at senior centers.
- What are young people getting from gangs and how can this be replaced by positive programs?
- The entrance to the Douglass Houses Senior Center needs to be cleaned and made more inviting.

VOTE ON WHERE TO BEGIN

Location of sexual assaults -including in cabs. These location are not now reported. (4)

Aging out of foster care (6)

Positive space and activities for youth gangs (7, but then changed to 6 when one person withdrew their vote)

Publicize food resource accessibility in the community - perhaps at subways (4)

Detailed accessibility ratings published for all public schools (3)

Social Workers for senior centers (2)

Douglass Senior Center entrance cleaned up and made more attractive (4)

Sonia and Audrey will lead the first topic, exploring alternatives to gangs.

SEPTEMBER COMMITTEE MEETING ON CRIME will be a natural lead into topic.

Land Use Committee Meeting Minutes

Richard Asche and Page Cowley, Co-Chairpersons

August 17, 2016

The meeting was called to order by Land Use Co-Chair Page Cowley and Housing Co-Chair Polly Spain.

Present:

Land Use Committee Members: Page Cowley, Co-Chair, Louisa Craddock, Sheldon J. Fine, Jeanette Rausch, Peter Samton, and Roberta Semer

Housing Committee Members: Polly Spain, Co-Chair, Robert Espier, Madelyn Innocent, Audrey Isaacs, Jeanette Rausch, and Susan Schwartz

Non-Committee Members of CB7: Klari Neuwelt

Agenda

1. **75 West End Avenue**, New York Sports Club (West 62nd – 63rd Streets.) Application #149-95-BZ to the Board of Standards and Appeals by TSI West End, LLC to extend the term of the previously granted special permit allowing the operation of a physical culture establishment (PCE) at the above subject premises. The extension will be for an additional ten-year term from the expiration of the previous grant on July 30, 2016.

The representing the applicant, TSI West End, LLC, was Frederick Becker, attorney for the applicant. The application is a request for a further ten-year permit. The original application was approved for Crunch Gym in 1996, which was taken over and became the New York Sports Club in 2004.

Page Cowley asked only two questions: Had their exercise program changed to include equipment and fitness regimes that created increased noise? And had there been any complaints from the residents adjacent to or above the present fitness space. Mr. Becker responded “no” to both questions.

There were no other CB7 attending committee member or other board member comments. There were no members of the public commenting on this item.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** of the request for continued operation of a physical Culture establishment/health club for New York Sports Club at 75 West End Avenue (West 62nd – 63rd Streets) for application #149-95-BZ to the Board of Standards and Appeals by TSI West End, LLC.

Land Use Committee: 6-0-0-0

Non-Committee Board Members: 3-0-0-0

2. **Riverside Center.** Applications by GID to HPD for Affordable Housing plans for:

- 30 Riverside Boulevard (West 61st Street), Building #1
- 10 Riverside Boulevard (59th Street), Building #3
- 633-647 West 59th Street (Freedom Place), Building #4.

Kenneth K. Lowenstein Esq., Partner at Holland & Knight, representing The General Investment & Development Companies (GID) gave a brief history of the site. In summary, Mr. Lowenstein explained the contemporary developmental history of the site, originally envisioned with different uses of an undefined nature in the early 1990's. The approximately eight -acre site was redesigned in its entirety in 2010 with comprehensive changes made to the entire complex by Atelier Christian De Portzamparc, as part of a unique planning concept with a central park in lieu of west 60th street that incorporated

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unusual architectural styled buildings under the then ownership of Extell Development Company. The project, including these three sites listed above, would include on site affordable housing. These three sites were recently sold and with the sale the individual building parcels were re-designed. Goldstein Hill and West became the architect of record for the three buildings and three replacement design architects were retained to create the three individual apartment towers. All three projects were described as conforming with the Portzamparc design envelope as planned with the park / open space continuing with the original landscape design by Mathews Neilsen Landscape Architects. The affordable housing all remains on-site.

Mr. Lowenstein described the basic facts for each building followed by Mr. John Gagnier, Senior Vice President of GID who delved into the specifics of each building describing the housing percentages of condos, rental at market rate and affordable housing units as follows:

| | |
|-------------------------|------------|
| Condominium units: | 263 |
| Market rate rentals: | 603 |
| <u>Affordable units</u> | <u>270</u> |
| Total number of units: | 1,136 |

Each building has two entrances leading to a linked lobby, so there is no distinction as to which entrance is used, but there are separate concierge desks, mail and package rooms and elevator banks for the rental tenants and condo owners respectively. The waiting areas in the lobby zones can be used by anyone. In terms of the level of design within the apartments, all rental units will have stainless steel appliances, washers and dryers and have identical air conditioning and heating systems. The average square foot of the affordable housing units are over 1,000 sq. ft. and more than 50% of the affordable units will be two bedrooms or larger.

As to the extent and level of building amenity the follow chart was presented:

| Amenity | Rental (Landlord maintained) | Condo (Ownership maintained) | Shared* |
|--------------------|------------------------------------|---------------------------------|----------------------|
| Lounge/lobby areas | ✓ | ✓ | Lounge Areas |
| Media Games Room | ✓ | ✓ | Fitness Areas |
| Outdoor terrace | ✓ | ✓ | Children's Play Room |
| Dining/Party Room | ✓ | ✓ ² | Pool |
| | | | |
| | | | |

* Available for an additional monthly fee to non-condo owners. The developer explained that the cost of these amenities and the member cost had not yet been calculated and that occupants of affordable units will be offered a discount.

Specific facts of each building were then stated by Mr. John Gagnier as follows:

Building 1: 30 Riverside Boulevard is designed by Kohn Pederson & Fox

160 condominium apartments (floors 19 to 37)

333 market rate rental units (floors 3 to 24)

157 affordable units not exceeding 60 % of the AMI with these apartments dispersed among the rental portion of the building.

The square footage allocation equates to 860,068 of residential sq. ft with 171,972 (20%) set aside for affordable housing and 688,096 sq. ft of non-affordable housing.

Building 3: 10 Riverside Boulevard is designed by Richard Meier Architects

56 condominium apartments

152 market rate rentals

64 affordable units not exceeding 60% of the AMI with these apartments dispersed among the rental portion of the building.

The square footage allocation equates to 406,501 of residential sq. ft. with 84,870 sq. ft. (21%) set aside for affordable housing and 321,631 sq. ft. of non-affordable housing.

Building 4: 633-647 West 59th Street (Freedom Place) is designed by Rafael Vinoly Architects

47 condominium apartments

118 market rate rentals

49 affordable units not exceeding 60% of the AMI with these apartments dispersed among the rental portion of the building.

The square footage allocation equates to 310,918 of residential sq. ft. with 62,558 sq. ft. (20%) set aside for affordable housing and 248,360 sq. ft. of non-affordable housing.

In the following discussion, the definition and matters relating to "affordable housing," the issues regarding who and how these costs compiled and who or which agency regulates them -- as a percentage based on income, size of the unit or number of occupants per unit -- are both a moral and ethical concerns.

The following questions were asked by Committee and Board Members present:

1. You described the platform that the buildings are constructed over the train tracks. What is underneath? And can you go underground between each apartment tower, say as a convenience or short cut?
Response: No
2. There are two entrances, but then two lobbies within each building. How is that not two doors?
Response: There are different types of ownership. The condos need to be separated because there are shareholders and this piece of real estate is owned and maintained differently than the rental units, which have a common single owner and different maintenance requirements. There needs to be two concierge areas to be able to serve each type of residential tenant or owner.
3. Will the doors be identified in a different way, say different building numbers? How will someone know where to go or be directed?
Response: This is way that we can provide a common lobby area within the building. The lobby is decorated with the same finishes, furniture art work, lighting etc. so there is no differentiation as to the appearance of the lobby once inside.
4. There were many remarks about adding signage and way finding which was taken as a bad thing. Also how to access the elevators etc. that were perhaps not clearly thought through. Many comments included trying to keep the elevator banks in the same location. For Building 1,

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this is easier to design and manage the different types of occupants as the condos are located in a tower at one end of the building so it made sense to keep this access somewhat separated as the elevator goes from 26 to the roof for the condos, by-passing the lower levels. Elsewhere the elevators only need to go to floor 25.

5. For Buildings 3 & 4 the lobby is much smaller for both types of residences and it appears to duplicate the same doorman/ concierge functions. Again there were suggestions to eliminate and have a single bank of elevators and a single concierge desk, package room etc. There was no easy answer because of the ownership and management issues.
6. There was a series of questions about the building addresses for each tower and this needed to be researched and reported back to the Community Board. While the Borough President can assign the address, a separate address would highlight the distinction between the types of residents in each tower as renters or owners.
7. Why do we need separate numbers or addresses? Many mixed tenanted types of buildings do not have this issue.
Response: Existing buildings that are changing ownership and converting from market rate to condos are de facto existing configurations and layouts and can be designated by unit. In new building construction, the building is starting out as combined building with different ownership for the renters and owners.
8. There were several comments regarding the free-form architectural styles of each respective building and that the actual design treatment of the entrances and the locations of the elevators were frankly moot, as residents will know where and which part of the building their residence exists, and visitors can approach either concierge desk for directions. Mail and packages will be sorted and find their right holding areas.
9. The amenities, particularly the pool and children's play area should all be paid for by the developer and available to all tenants - owners or renters, without a fee.

In the compilation of the resolution the following criteria was agreed:

First the joint committees have agreed that there be a single resolution that covers all three projects and that each building is not subject to a separate resolution, as they all have the same issues and the same resulting concerns. Additionally, there is no comment as to the architectural design merit of each respective building.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee and the Housing Committee agree to a **conditional resolution for approval** unless the following information is not provided before the Full Board meeting on September 6, 2015:

1. That the developer provide both the square footage and the number of units of each type including the distribution of the affordable housing for each building and that these totals is not less than previously required in the original ULURP application.
2. That the developer considers with great care and confirms no distinguishing address, signage, differentiation at the entrance doors to the common lobby and no supplemental interior

signage to call attention to the mixed use residential ownerships within each tower.

3. That the developer confirm and disclose the cost and fees on any shared amenities and the options available to renters and affordable housing tenants as to the ability to take advantage of these special services/amenities. In addition, that the developer memorializes in writing that should the buildings be subjected to a future sale that the stated fees and the formula for determining such fees to access the building amenities by tenants of the affordable housing units will remain in place; as to not cause them undo financial hardship.
4. That in the design of these three buildings, which will set a precedent in our community, that these developments and any future buildings with both owners and renters that there be an equity of service and amenity in the entirety of the design, where ever possible. While these towers have integrated the housing within a single building envelope and the entrance level may look uniform in appearance, access and shared facilities must have no differentiation and be the same. The developer is further requested to revise the design of the lobbies and reduce redundant elevators and duplicate concierge desks to provide combined and not separated areas within the lobby area.

Housing Committee: 4-2-0-0

Land Use Committee: 6-0-0-0

3. A brief update was provided regarding Congregation Shearith Israel regarding the Land Use Committee resolution that will stand as voted upon at the July meeting. The resolution has been circulated to the committee for review and comment. No pre-meeting is being considered and comments can be made by board members at the Full Board. Members of the public that attended the meeting and were concerned that there be sufficient time to ask questions and comment. A suggestion put forward which was considered appropriate is that each point of view be able to present their opinion and comment - both those in favor and likely to represent the congregation and applicant as well as those who oppose and represent the immediate neighborhood and community historic preservation concerns. This suggestion will be forwarded to the CB7 Chair, Elizabeth Caputo for consideration. Any announcements regarding the format for the Full board will be posted on the CB7 website.
4. A new concern brought to the Community Board 7 Office is Shaare Zedek, located at 212 West 93rd Street, and the reports that the synagogue has been sold and will be demolished for a new community facility and luxury housing development. A representative, Ronna Glaser, from the West Nineties Neighborhood Coalition, with seven other concerned members of this group, provided a statement regarding their position and the impact that the loss of this potentially eligible historic building will have on the community. Their summary statement and photographs were distributed at the close of the meeting along with photographs. Their position was very compelling.

Several Land Use and Housing Committee members asked questions and offered suggestions as to how to assist with contacting the owner of the land and notification and outreach within the preservation community including the Landmarks Commission and the Landmarks Conservancy. A letter from Peg Breen to the LPC had been sent to request reconsideration for designation of the building. Members of this group wanted to attend the Full Board and share their concerns at the Full Board. Penny Ryan, our District Manager has been communicating with Ms. Glaser and is aware of the immediate pressures and limited timeframe to attempt a rescue of this building from demolition.

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There being no further business, the meeting was adjourned at approximately 10:20 pm.

Respectfully submitted by Polly Spain and Page Cowley

Preservation Committee Meeting Minutes

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

July 14, 2016

The meeting was called to order at 6:30 pm

Present: Jay Adolf, Gabrielle Palitz, Louisa Craddock, Mark Diller, Miki Fiegel, Meisha Hunter Burkett and Peter Samton. **Board Member:** Klari Neuwelt.

The following topics were discussed and actions taken.

48-50 West 69th Street (Columbus Avenue). Application for alterations to areaway and entry, rear yard and rooftop additions, and excavation.

Presentation by Erin Rully of Higgins Quasebarth.

- Two renaissance revival row houses ca. 1893, designed by Gilbert Schellenger.
- The current application revisits a design presented to CB7 and the LPC in 2014. In the interim, the owner engaged new architects for the project.
- Two townhouses are proposed to be combined. 48 West 69 is a fully restored brownstone; 50 West 69 requires significant front façade repairs including a recreated cornice.
- 2014 approvals included rooftop and rear yard additions.

Front façade:

- 2014 approval included a small balcony at the parlor floor above the entrance way to 50 West 69. The balcony would sit atop the ground floor entrance way that was created after the stoop was removed. The current proposal would add a low iron railing above the solid balcony enclosure wall.
- The 2014 approval called for a double entrance door at 50 West 69; the current proposal would substitute a single-leaf door to be more in keeping with basement entrances.
- In the areaway, the current proposal would convert an opening under the existing stoop into a passageway between the areaways in front of 48 and 50 West 69. The existing window-sized grille work would be replaced with a doorway-sized grille to match the existing pattern.
- The western areaway grade would be leveled to align with the eastern areaway, paved with new bluestone throughout.
- The knee wall separating the areaway at 50 West 69 from its neighboring areaway will be replaced with cast stone to match the existing brownstone, and would incorporate a railing based on but not matching the iron grille work on the windows in the areaway, including a similar floral motif (but not an exact match).
- Proposal to add an areaway gate at 48 West 69; 50 West 69 already has an areaway gate.

Rooftop addition:

- There is an existing rooftop addition at 48 West 69.
- The 2014 approval called for a continuous addition across both roofs; current proposal is to reduce the footprint and provide space for mechanicals (there was no provision for mechanicals in the 2014 proposal or approval).
- Current proposed addition is set back from the west edge of 50 West 69 by 6'.
- Mechanicals will be on the roof of the new proposed rooftop addition.
- Height of rooftop addition as now proposed is 18'10", including a parapet and a trellis to be used as a mechanical enclosure; the height of the previous proposed rooftop addition was 16'9" to the top of the elevator bulkhead (there was no mechanical enclosure included in the 2014 proposal/approval. Floor-to-ceiling height in the rooftop addition is proposed to be 12'.

- The trellis would be composed of fire retardant and non-reflective materials, but would not attenuate sound.

Current Proposal - Rear yard addition

- LPC conditioned its 2014 approval on the creation of a visual separation that retains the effect of the façade reading as two separate buildings, and on reducing the scale of the rear façade's featured monolithic lancet windows.
- Proposal now includes 18' deep total excavation (into bedrock) to create a sub-cellar, plus extending the cellar level out into the rear yard to within 5' from the rear lot line.
- The proposed ceiling heights of the cellar and new basement are 12'6".
- The proposal includes an indoor lap pool in the L extension on the garden (basement) level.
- The current design also proposes a greenhouse facing west into the garden from the L extension. The greenhouse creates required access space beside the pool.
- The parlor floor façade on the L extension includes Juliet balconies above the greenhouse roof line on the first floor.
- The fenestration on the rear facade has changed since the 2014 approvals.
- Plans ca 2014 included a spandrel to break up the height of the monolithic lancet windows.
- The current proposal retains the spandrel in the series of tall lancet windows, but adds mullions to the fenestration, and adds another monolithic lancet to the south face of the L extension (which is within 10 feet of the rear lot line). These same fenestration changes appear on all of the lancet windows on the east face of the L extension and the rear façade of the main structure.
- At the basement level, the windows now appear as if French doors with mullions dividing the light, and with wider openings, eliminating the punched windows from the 2014 design.
- The current proposal will clad the basement level in brick (instead of stucco), with a stone coursing separating window sills from the first floor.
- Soldier coursing above the new window openings.
- Current proposed first and second floor windows retain the spandrels added by LPC in 2014 and adds mullions.
- Third floor – change from punched openings with doors over the set-back terrace to three pairs of French doors with mullions. A Juliet balcony would span the eastern two pairs of French doors, with iron railing.
- Fourth floor – window openings would remain the same, except that one window opening would need to shift to the side to allow for framing and structural elements. Windows would be 6:6 double-hung units.
- Punched openings on the fourth floor appear to have been raised, but that may be a vestigial error from prior architect's drawing. No intent to raise the heights of the openings.
- The 2014 approval of the East facing elevation of the L extension called for a stucco surface on the garden level with groups of windows; the current proposal is to continue onto the east façade of the L extension the same pattern on the basement windows on the rear façade.
- All windows are wood.

Visibility:

- Rooftop addition partially visible from a high point within Central Park. Not visible from the street level at CPW or anywhere directly opposite the buildings on West 69th Street.
- LPC asked for a sightline study via computer graphics – not completed at this time.

Public Comment:

Klari Neuwelt:

- Q: What is the reason for using white windows in the rear?
- A: White was used in another project and was found quite beautiful.

Shane Begleiter – owner on West 68th, and president of West 68th Street Block Association

- Dramatic project -- will remove the existing rear facades of both buildings.
- Excavation may require demolition and reconstruction of the L extension.
A: Project will require the removal of the entirety of the L extension, excavation, construction of a steel frame for the entire rear façade (in part for the pool) to meet seismic code requirements (steel required because the interior party wall is being eliminated)
- Request that finite work hours be approved, including no/limited Saturday work hours.
A: [no response]
- This is an intact donut. Many townhouses on the block over the years have been gutted and renovated, but always within the scope of a single-family / single building character.
- The LPC as part of its 2014 approvals sought to maintain the original two-building character both in the front and rear -- beyond the retention of the punched windows. The 2014 design retained a chimney that functioned as a visual separation of the two buildings. The current design does not should read as two separate facades.

Committee Comment:

- Concerned by changes since the 2014 approvals, including:
 - addition of a south-facing monumental lancet window on the L extension, within 5-10 feet of the property line – which will intrude upon the donut and the neighbors' garden.
 - Third floor windows, which reflect the new design below rather than a typical rear facade.
 - Height of the penthouse and the mechanicals – creates a significantly larger total addition
- Taken as a whole, the additions seem excessive, especially given the absence of rooftop additions nearby.
- Monumental lancet windows are inappropriate – not consistent with the character of windows facing a donut from a brownstone.
- The rear fenestration creates an institutional rather than residential look and feel.
- The suggestion of a visual separation of the two buildings is lost in this proposal.
- The proposal looks heavy and institutional.
- Front façade – changes to the areaway and the change to the entrance door are acceptable.
- Rear yard addition – basement, first and second floors are close enough to the 2014 approvals to be acceptable.
- Profoundly concerned by the extreme height of rooftop addition and mechanicals.
- Also concerned by the extreme amount of demolition and construction – so significant that it triggers seismic code requirements.
- Proposed rear façade is a beautiful building but in the wrong place – bears no relation to a donut's character or context.
- Objected to the lancet windows in 2014; that objection is now beyond the scope of comments.
- Mullioned rear windows are an improvement.

- Concern for the three pairs of French doors on the third floor – expresses a new order for the rear façade that seeks to occupy the full width rather than the separation of the two buildings.
- Metal railing at the top could have been an opportunity to accentuate the separation; instead it reads as a single large composition.
- Insincere reference back to punched openings because so much is being modified
- Dilemma of dealing with an approved project and with changes made to address LPC conditions for approval in 2014. CB7 found the original 2014 proposal problematic.
- CB7 should use the approved 2014 design as a baseline and comment only on changes.

Resolutions:

Front façade: Resolution to Approve as submitted was adopted: VOTE: 7-0-0-0; 1-0-0-0.

Rooftop addition: Based on the concerns expressed re:

- the height of the rooftop addition and mechanicals;
- visibility of the rooftop addition that were not present in 2014’;
- the rooftop addition being off center exacerbating the elimination of visual separation.

Resolution to **approve** with the condition that the mechanicals be relocated from the roof of the addition to the existing building roof was adopted.

VOTE: 6-1-0-0; 1-0-0-0.

Rear Yard:

Resolution to **disapprove** the rear façade based on:

- the third and fourth floors’ fenestration which introduces inconsistent design elements;
- the elimination of the visual separation -- the buildings no longer read as two distinct structures;
- the drastic change to the solid-to-void ratio on the lower floors, further depriving the façade of its context in terms of original scale and separation

Was adopted. VOTE: 6-1-0-0; 0-1-0-0. Calendared August 2, 2016.

1 Riverside Drive (West 72nd Street). Application to add exterior canopies / awnings above certain windows and the main entrance.

Presentation by Rizwan Abdus Salam, engineer.

- Proposal is to install 5 awnings – one over the main entrance facing Riverside Drive, one above the 2nd floor door leading to the porch above the main entrance, two above the 1st floor windows overhanging the access stairs leading to the cellar on the south façade, and one above the entrance door at the rear of the south façade.
- The main entrance is enclosed by columns and an ornate roof with decorated lintels. The awning would sit within/under the columns and roof and extend into the areaway in front of the building as far as the knee wall defining the areaway.
- Proposed awnings would be angled, with side panels.
- Proposed south side awning will only partially cover the stairs to the cellar.
- Fabric sample – color is forest green.
- Roof of the portico above the main entrance is not used by congregants.

Public Comment:

Klari Neuwelt (neighbor and CB7 non-Committee Board member):

- Concerned about awnings on only a handful of the windows.
- Deep recessed entrance portico already functions as an awning.
- This is an individual landmark – should be subject to careful scrutiny.
- All of the awnings would be visible from the street and Riverside Park.

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- Unusual situation – single-family residence became a house of worship.
- Concern that the stated utility of the awnings as protection from rain and sun is worth the interruption of the visual impact of these individual landmarks.
- Concern that there is no tax photo or other evidence of whether awnings were present on this building at any time.
- Concern that this was a late addition to the agenda.

Committee Comments:

- At one time, awnings on these sorts of residential buildings were commonplace. No longer Fire Code compliant.
- Using awnings on only few windows interrupts the rhythm of the façade.
- Could support awnings over the main and rear door, if sized to correspond to the rear door opening, not the stairs (proposed design disrupts the relationship of the door opening below).
- Could not support awnings over the remaining two first floor windows or the decorative second floor door.
- Historically the awnings conformed to the size of the window openings.
- Concern that the awning challenges the design of the beautiful portico.

Resolution to approve canopies over the main entrance and rear door, conditioned on the canopy being no wider than the width of rear door; disapprove the awnings over the remaining windows and the door over the front portico. Adopted:

VOTE: 5-2-0-0; 1-0-0-0. Not yet calendared.

121 West 81st Street (Columbus Avenue). Application for a bulkhead and 3rd floor windows.

Presentation by: Alexander Neratoff, architect.

- Townhouse with a rear façade that had been previously modified.
- Current proposal includes adding a rooftop bulkhead to enable use of the roof as a terrace.
- Also seeking to change the fenestration on the third floor rear façade leading to a terrace above the set-back. Previously approved trellis that was never installed being re-introduced.
- Proposed new third floor window would fit within the existing opening, with a lintel that would will anchor the trellis.
- Proposal to replace three punched windows with a 5-panel series of sliding doors.
- Rooftop addition is 17' deep – a modest size consisting of a stair bulkhead, elevator bulkhead, small pantry and powder room.
- Materials for bulkhead: galvanized steel panels painted a lead color.
- Aluminum windows in the same black color as rear façade windows.
- Elevator overrun extends another 3' above rest of the addition.
- Floor-to-ceiling height of the addition is under 8'.
- 13 of 28 townhouses in this donut have rooftop additions.
- Rooftop addition not visible from West 81st Street; partially visible through the parking lot next to the 20 Precinct.
- No mock-up constructed yet, even though expected to be visible.

Committee Comment:

- Retains the rhythm of the punched openings on the fourth floor.
- Sliding doors retain the overall opening.

Resolution to approve as submitted was adopted: VOTE: 5-0-2-0.

262 Central Park West (West 86-87 Streets). Application for window replacements.

Presentation by John Woell and Kevin Blusewicz, architects.

- Residents bought an adjacent apartment with tilt-and-turn windows.
- Proposal to replace tilt-and-turn with 1:1 double-hung.
- Original configuration was 6:6 double-hung.
- No building master plan.
- Skyline aluminum windows – dark bronze.
- Proposal includes two louvers to replace existing conditions.

Resolution – approve with recommendation to create a master plan. VOTE: 6-0-1-0.

236 West 101 Street (Broadway – West End Avenue). Application for a penthouse and bulkhead addition and rear extension.

Presentation by James Wagman and Julie Tran, architects.

- Townhouse designed by Gilbert Schellenger, ca 1892.
- Proposal includes a rear yard extension and rooftop addition.
- Mock-up not yet created.
- Passive house proposal.
- Front façade includes replacing existing windows with windows whose lower section is tilt-and-turn with appearance of double-hung.
- Repairing stoop and rebuilding knee walls.
- Adding planters per LPC staff request.
- Calendared for 8/9.
- Rear yard full-width extension projects 7' from the rear façade. No existing L or other extension. Would sit 38' from the rear lot line.
- Proposed addition clad in red brick, with center column of windows and metal panel spandrels – all shades of dark grey - with wide center panels and two flanking narrower panels.
- Parlor floor includes a balcony with center panel French doors in lieu of windows, and metal stair leading down to the yard.
- Retaining punched opening on the third floor, but extending one window to a door to provide access to the terrace created by the top of the extension.
- Center window panels from basement through second floor enclosed by a limestone border/cap.

Rooftop addition:

- Materials – zinc-coated copper, with grey stucco stair bulkhead.
- Floor-to-ceiling height is 8'; total height of the addition is appx 10'3" plus parapet.
- Stair bulkhead is another 8' above the roof.
- Proposal includes a green roof.
- Excavation – proposal is to dig up to 18" depending on success of probes.
- Footprint of excavation limited to the footprint of the house (would not excavate below the rear yard).

Public Comment:

Caroline Kasnian – neighbor:

- Purpose of preservation is to keep the backyards intact.
- Group of 5-6 townhouses create a beautiful enclave with lush green trees and wisteria in summer, and a very serene winter scene.
- Cardinals and doves are frequent visitors, and the donut has 100 year-old mature trees.
- Full-width 7' addition will intrude upon the serene back yard and disrupt the historic pattern.
- [Photos offered views of lush greenery.]

Ilana Lobett – neighbor in the same intact group of townhouses:

- Hard to comprehend why additions are permitted as they are eyesores and interrupt the beauty of the historic buildings.
- On opposite side of the donut is a rooftop addition that has a metal bulkhead that is out of character of the donut.
- Rear extension will intrude and chip away at the historic fabric and destroy the sense of place.
- Concerned with noise from construction.

Catherine Salisbury – neighbor

- Q: Single family home – why does a residence have professional offices?
- A: both owners are therapists – will practice from offices on the ground floor.
- A: Permitted by zoning provided it does not exceed 500 SF.
- A: error on plans – only the cellar will have the therapy offices.

Geniel and Marcus Strock – neighbor - 234 West 101

- Q: Front areaway elevator?
- A: Elevator to bring sculpture materials into the cellar. Not a passenger elevator.
- No penthouses or extensions on this side of the donut.
- Anticipates that the rooftop addition will be visible from down the block.
- Unique grouping without intrusions.
- Will block western sun from the skylight in 234 West 101.
- Rear yard extension will close off character of existing gardens.
- Slippery slope – once allow the first intrusion, will encourage others to follow suit.

Josette Amato - West End Preservation Society

- Empathize with the neighbors. Historic Districts are subject to change.
- Uncomfortable without mock-ups – visibility requires chance to see something tangible.
- Design of rooftop addition looks like a prison.

Joan Paylo - neighbor:

- Existing consistent cornice I will be interrupted.
- Penthouse cladding will be reflective – expected to be visible when approaching the block.
- Colors and materials for the penthouse and bulkhead clash with a typical donut.
- Concern for extension into the donut gardens, which are in pristine condition.
- Concern for effects of construction on residents with respiratory and similar ailments.

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Nicole Migliore – Office of Assembly-Member Daniel O'Donnell

- Concern for the compromise of the historic character in a newly designated Historic District.
- Asks for careful consideration.

Committee Comment:

- Concern that the drawings do not sufficiently highlight the new addition and the extent of the intrusion into the rear yard. Need to see the effect of the 7' extension into the donut.
- Concern with the height of the rooftop addition and the detail in the presentation drawings.
- Design and materials of the stair from the parlor floor terrace to the rear yard is a concern.
- Concerns heightened because the donut has not previously been subjected to such an intrusion.
- Concern for fenestration on rear extension – a different sort of intrusion on the donut.
- Concern re professional offices not being accurately reflected on the plans.
- Allowing intrusion to a pristine donut is a slippery slope. Analogy to CB7's concerns regarding another pristine donut on West 88th Street.
- Applaud restraint in only invading 7', but still a significant intrusion.
- Heard no preservation argument as to why it is appropriate to invade this intact row.
- Concern about incomplete presentation.
- Concern re visibility. Must remain skeptical about visibility without mock-up.
- While zinc can be appropriate, the brutalist nature of the design calls too much attention to itself. Cladding selection is a great material but not in this context.
- Concern for rear fenestration – not equal to the integrity of this grouping.
- After walking the neighborhood, suspects that at least a portion of the addition will be visible.
- Concerns that this grouping would be butchering this grouping.
- Reference to West 88th Street precedent – LPC initially resisted, then settled for modest changes in an intact donut.
- From a zoning perspective this is as of right.
- CB7 would lose credibility if it were to oppose all rear yard additions, even in intact donuts.
- Design considerations provide a basis for disapproval.
- Rooftop is too tall because this is a smaller-scaled building.
- Fenestration on the basement/parlor/second floor is out of scale with the shorter townhouse.
- Extending 7' into donut is out of context with the narrow and modest size of this building.

Resolution to disapprove per design concerns articulated above was adopted:

VOTE 6-0-1-0. Calendared: 8/9.

299 Riverside Drive (West 102nd Street). Application for through-wall A/C and window replacement.

Presentation by: James Nelson, for architects

- Existing window is a single-pane window.
- Proposal is to add a panel for an A/C condenser (split system), and to expand the window opening to the original width and use a new tilt-and-turn unit.
- Removing infill piece within opening.
- Orienting the condenser to align with the pane of the window on the exterior.
- Through-wall solution not available, and this apartment does not have a courtyard window that will suffice for this purpose.

Committee Comment:

- Visibility diminished by a stone sub-cornice line below the windows on this row.

Resolution to approve as submitted was adopted: VOTE: 6-0-1-0.

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347 West End Avenue (West 76th Street). Update on application reviewed at June CB7 Preservation Committee and which was the subject of a full Board resolution to disapprove in July 2016.

Presentation by Matthew Bremer, architect.

- Changes since last presentation.
- One of row of 14.

Rear façade revisions:

- Now proposing a consistent brick façade.
- Tried to make the building consistent with the fabric of the existing donut.
- Existing condition includes inconsistency in fenestration between the two halves of the mirror images of the paired townhouses.
- Third, fourth and fifth floors are the most visible within the donut.
- Still hoping to maximize the glazing at the parlor floor and basement floor.
- Maximizing glazing on the proposed rear of rooftop – clear picture panes with a door.
- Due to intact town houses on WEA and RSD, picture window has a river view.

Front and rooftop:

- Eliminated the elevator overrun.
- Stair bulkhead will read as a glass and copper atrium space. Copper is a common element among the grouping of town houses.
- Mechanicals have been moved to the middle of the roof opposite the stair bulkhead.
- Proposed rooftop addition would align with the front façade of the neighboring building's penthouse – still visible from WEA, but now consistent with the line.
- Proposed rooftop addition and the upper portion of the rear yard addition also visible from the gap between buildings on West 76th Street

Committee Comment:

- Should consider re-orienting the stair at the roof so that the pitch of the bulkhead would further reduce visibility by sloping away from the street.
- New rear brick façade will be harmonious.
- Recommends breaking up the plate glass on the rear rooftop window with vertical elements.
- Grateful that the architect and owner listened to CB7's comments and revised the proposal to meet the objections.

Josette Amato – WEPS

- Appreciates the listening and revisions.
- Minimally visible from WEA.
- Much closer to the feel and fabric of the existing pristine grouping.

No action to be taken as CB7's full Board will not meet until after the application is calendared, and only the full Board could modify or change a prior duly adopted resolution.

Adjourn at 11:05 pm

Preservation Committee Meeting Minutes

Jay Adolf, and Gabrielle Palitz, Co-Chairs

August 11, 2016

The Preservation Committee of Community Board 7/Manhattan met on Thursday, August 11, 2016, at the District Office, 250 West 87th Street, in the District. The meeting was called to order by co-chair Gabrielle Palitz at 6:30 PM, and was attended by Louisa Craddock, Meisha Hunter-Burkett, Peter Samton and Mark Diller.

122 West 69th Street, Christ and St. Stephen's Church (Broadway-Columbus Avenue). Application to add gates at the entry points to a garden, rebuild the columns at the main entry, add a pedestrian patio, and replace signage.

Presentation by Adrian Smith – Landscape Architect

- The grounds of the church campus include a lawn and separate garden area between West 69th Street and the church building, which is oriented east-west parallel to the street.
- The proposal includes installing gates at the entry points to the campus.
- Previously, stairs leading up to the main entrance to the campus were replaced with a ramp.
- Existing condition includes a retaining wall along the street separating the garden from the sidewalk. The garden is approximately 3' above the sidewalk.
- Proposing a path in the shape of a squared-off oval in the middle of the garden level. The path will be laid out in a herringbone pattern with red brick. The path will be accessed from short entry paths from the east and west of the oval.
- Proposal includes adding teak wooden benches anchored to the path.
- A low boxwood hedge (punctuated with taller boxwood plants at regular intervals) would be installed along the edge of the retaining wall above the sidewalk.
- Plantings in the refurbished garden would include mostly shade-tolerant trees and plants due to conditions at the site.
- The retaining wall will include restored/replaced taller piers made of Indiana limestone at the corners marking the main entrance path, and a double-gate will be installed between the piers. A single gate is proposed for a second entrance path at the east end of the garden.
- Gates will be constructed of wrought iron painted black.
- The patterns proposed for the gates will seek to emulate a decorative motif from existing wrought iron fencing on the east end of the retaining wall.
- The existing large wooden sign in the middle of the lawn is to be replaced with a smaller metal sign at the west end of the garden, on the west side of the main entrance path, above and behind the retaining wall.
- The new sign will be of wrought iron with details similar to a precedent taken from the Church of the Transfiguration on West 29th Street. The height of the sign will be 8'6" above the garden, which in turn is 3' above the sidewalk, so total height of the proposed sign will be 11'6" from the sidewalk. Sign will be installed / anchored in concrete behind the retaining wall.

Public Comment:

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West 69th Street Association – Barbara Good, President – letter of support

- Enthusiastically supports the proposal, including the improvement of the garden itself and the increased accessibility to the entire site.

Peter Wright - parishioner

- Endorsing the proposal -- the current garden is a mess.
- Peg Breen, a noted preservationist, is on the Church's Vestry and is involved in the project, and approves of the proposal as well.

Diana Weinbroer - West 69th Street Association

- Enthusiastically supports the proposal.
- A gate is needed because homeless do congregate/sleep in the path/garden.

Committee Comments:

- Compliments on a sensitive proposal.
- Question the use of red brick which differs from the other pavers on the campus.
- Would have used limestone or another hue that would be more integrated with the surrounding walkways.
- LPC likely to limit its purview to the hardscape and sign.
- Orienting the sign near the main entrance is appropriate.
- No objection to the use of the ornamental red brick.
- Great improvement to the existing condition.
- Red brick picks up the colors from the church.
- Use of red brick has the virtue of distinguishing the garden space from the main entrance – a welcome distinction for the garden path.
- The precedent cited for the sign has significantly more curly/curved decoration than is consistent with the geometric decoration of the existing wrought iron at this site. The precedent is perhaps more delicate than would fit with the context.
A: The proposal intends for the sign to be an opportunity to have a special moment, with a different scale and medallion than the existing wrought iron.
A: Trying to be respectful of the landmark without requiring it to be an exact copy.

Resolution to approve as presented:

VOTE: 5-0-0-0.

Calendared 9/13/16.

164 West 74th Street (Amsterdam Avenue). Application to remove steps at the building entry and modify the doors to be ADA compliant; restore the façade; install new windows; infill portions of the light wells; expand the penthouse; and reconstruct the rear elevation.

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Presentation by: Cass Spackleberg of Higgins Quasebarth, and Barry Rice, architect.

- The scope of the project includes restoration of the street façade and reconstructing an existing 1-story penthouse and rear façade.
- Portions of the proposed project would be minimally visible through a gap between buildings on West 73rd Street.
- The project site was formerly occupied by Phoenix House, now being converted to typical residential.
- The original structure when built in 1902 was larger -- 7 stories, originally used as a hotel, and later for a variety of institutional uses.
- The existing structure includes light wells on the east and west sides along the lot lines.
- The building features a Beaux Arts limestone front façade. Some decoration has been lost over the years.
- The existing condition includes columns at the main entrance beneath an entry portico.
- Proposing new wood windows to replace the metal non-original windows in place.
- Leaded windows in the light wells/side courts will be salvaged and re-installed elsewhere.
- The main front door will be replaced, as will the historic transom with wrought iron decoration.
- Proposal includes lowering the door opening and removing exterior steps so the main entrance will be accessible.

Barry Rice:

- Removing Phoenix House signage and replacing it with the original name of the building ("Marbury Court"), plus lettering for building number.
- Dropping the level of the first floor inside the building to be level with the sidewalk.
- Stretching the main front door to reach the new base. The existing doors are not original.
- Front wrought iron railings on either side of the main entrance will be restored.
- First two floors have a stucco covering that will be removed to expose the original limestone.
- Columns at main entrance will be polished.
- Existing penthouse has an elevator overrun and water towers.
- Proposal is to expand the penthouse to cover the entire width of the roof.
- Stone steps will be cut and installed at sidewalk level to provide access to the newly lowered front door; plinth supporting the columns will be extended down to sidewalk level.
- New penthouse will have occupied space, as well as a condenser farm, elevator overrun and an emergency generator.
- Height of the new penthouse would be the same as the existing – just full width.
- A metal screen in dark bronze metal on the top of the penthouse will permit the use of the roof of the penthouse as a terrace, and will enclose the condensers and mechanicals.
- Existing penthouse is a dirty red brick – changing to variegated brown brick similar to the rear façade.
- The new elevator overrun extends 10'2" above the terrace.
- In the rear, the existing condition includes a 10' deep courtyard to the rear lot line.

- The proposal would reduce the rear infill from 10' to 22' at the widest point – the rear façade will continue to be 10' from the rear lot line at each edge, and will chamfer inward to a depth of 30' from the rear line.
- The redesign of the rear façade is as of right, since it would reduce the level of non-compliance.
- The proposal would extend the interior footprint by infilling the light wells.
- Leaded historic windows currently located on windows into the light wells will be installed on the ground floor of the rear façade – will then be visible to residents in the donut. Will read as stained glass lit from within.
- Rear façade to be clad in greyish-brown brick, with every 5th course inset to give a rustication feel. Rustication effect begins at the level above the courtyard/terrace.
- Rear fenestration – at the rear lot line will have surrounds for the large windows.
- In the chamfer, the windows will be larger openings with metal surrounds in a bronze color.
- Visibility from West 73rd Street through the gap between buildings – by pulling the rear façade back to 22' from 10', a sliver of the railing above the penthouses becomes visible, but not the penthouse itself.
- Also a small sliver of the screen on top of the penthouse that encloses the mechanicals and condensers is visible from the north side of West 74th Street looking west and south (not directly across the street).

Committee Comments:

- Compliments.
- Lowering the level of the main floor is a tricky feat.
- Regret that the balustrade on the front façade that was removed long ago is not being replaced.
- This sort of reconfiguration is more typical in industrial buildings, not more modest buildings on this scale.
- Not concerned about the rooftop addition.
- Rear façade design is trying to challenge the front façade. Front is ornamental but understated. The chevron/chamfer is aggressive.
A: Building is a steel frame - creating the effect of peeling back to celebrate the metal.
A: Didn't want to emulate the elegant front.
- Concern for robust muscularity in the rear.
- Concern for excavation to the rear lot line.
- Clever answer to the complex issues of shifting volume. This works.
- Chamfer creates a cutaway effect of revealing a second building within the first.
- Almost futuristic building in the middle of the rear.
- Depth of garden.
A: 12' from the ground level –shallow garden.
- The effect of the reveal of the metal in the rear works in context. The height of the building and its context supports the heavy metal configuration on the rear façade.
- Oval windows on the lower level of the rear façade are out of place.
A: reflects an elliptical effect in the interior lobby.

- Would revisit the relative dimensions of the front door.

Resolution to approve.

VOTE: 5-0-0-0.

Calendared 9/20/16.

313 Columbus Avenue (Corks on Columbus) (West 75th Street). Application to legalize signage.

Meisha:

- Current status – the applicant received a warning letter re installation of signage without LPC permits. No notice of violation has as yet been issued on the signage.
- Current status also includes a notice of violation for other storefronts on the same block and lot. Not related to this applicant.

Presentation by Raul Nunez, owner of the store.

- Changed signage from "Nancy's Wines" to "Corks on Columbus" when he took over the store.
- Did not change the existing façade structures.
- Existing Nancy's Wines sign was lit.
- The applicant hired a sign company to change the sign, and assumed it knew what was required. The sign company was not aware of the need for an LPC permit.
- The sign company is now out of business.
- It thus falls to the applicant to try to legalize.
- Does not have detailed drawings because the sign company is out of business.
- There are many lit signs in the neighborhood.
- Uncertainty from the applicant as to the exact dimensions of the sign board, the lettering, and the image of wine corks on the subject sign.
- Letters are metal framed with translucent plastic.

Committee Comments:

- Despite absence of clarity on size of letters, the photos reveal an appropriate condition.
- Regrettable that the sign company is AWOL.

Resolution to approve.

VOTE: 5-0-0-0.

Calendared 9/6/16.

50 West 77th Street, d/b/a Scaletta (Columbus Avenue). Application for a vertical lift, removal of the terra cotta colored tile and addition of cement plaster to match the building.

Presentation by: Michael Gadaleta

- Building at SW corner of Columbus and West 77th Street owned by Equity Residential.

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- Restaurant is located in basement level of building, accessed only by steep stairs.
 - Restaurant is not handicapped-accessible.
 - Steps and adjoining walls and floor at street level and basement entrance are covered with 12"x12" orange-colored tiles, to be removed.
 - Vestibule and doors will be modified. Interior doors will become heavier exterior doors.
 - White wrought iron supports for awning will be removed to permit lift installation. New awning to be installed.
 - Building owner will install vertical lift at east side of entrance that will ride on a rail from street to basement entrance. Existing doors and glass walls at entrance to remain.
 - When lift is ridden up to street, lift will fold in on itself after 40 seconds and return to bottom of steps. The only permanent presence on the sidewalk, per DOT, will be the controls on a stanchion – about the size of a credit card.
 - Steps are five feet wide. Width of lift is 33 inches wide.
-
- Q: If steps are five feet wide and lift is 33 inches, is there enough room for other restaurant patrons when lift is in use?
A: It depends. It would be tight.
 - Q: Location very problematic. Why can't lift be located in areaway to west of entrance?
A: Areaway is not part of building.
 - Q: Concerned that this renovation may not have input from restaurant owner. Urges conversation between landlord and tenant about impacts on the restaurant, especially concerning the awning.
 - Q: Did you do a probe of the tile?
A: No. Hoping for articulated stone to match rest of facade. Will parge it if not articulated stone.
 - Q: The lift is in the way of ordinary access. Not convinced this is the only way it can be done.
A: Agrees to make some probes and also to revisit issues about the awning. Ideally, lift should have been in another location.
 - Awnings, iron work, signage all predated the designation, but if removed, no longer grandfathered.

Committee Discussion:

- Difficult scheme. Lift will interfere with pedestrians using the stairs.
- Appreciate the need for ADA compliance.
- Having a vertical lift in the areaway would be a better solution.
- There are too many unanswered questions, especially as between landlord and restaurateur.
- ADA accessibility using the same entrance is to be admired.
- Landlord needs to have agreement with the tenant about the impacts of the proposed work and its effect on signage.
- May want to explore probes into the façade.
- Explore other manufacturers who could better accommodate a narrower lift.

Architect will return on 9/8/16.

Withdrawn

213-15 West 79th Street (Broadway – Amsterdam Avenue). Application to replace two pairs of second story terrace doors in kind at street level.

Presentation by: Mary Dierickx, historic presentation consultant, and Abbas Shah, architect.

- Subject buildings are in a row of Clarence True townhouses built in the 1890s.
- Ground floors modified for stores.
- Ca. 1959, the subject buildings were combined with a single entrance, and the storefront infill was expanded.
- Main entrances feature pairs of double doors with divided light.
- Proposal to replace with painted wood.
- Using the door at 215 as the template for replacement. Slightly different divided light.
- French doors leading out to terrace above commercial infill.
- Even though the French doors were present at the time of designation, the openings were originally windows.
- Beyond the scope of Staff level approval.

Resolution to approve.

VOTE: 5-0-0-0.

Calendared 9/6/16

22 West 96th Street (Central Park West). Application for window replacement.

Presentation by Matthew Viederman, architect, and Dan Sylvester.

- Individual townhouse – project involves a duplex on the third and fourth floors of the townhouse.
- Top floor window has a double-hung window with a curved top; third floor are 1:1 rectangular windows.
- Proposal is to use fenestration that emulates the appearance of double-hung windows, but with a tilt-and-turn lower panel rather than sliding set of panels.
- Windows of this type cannot be approved at Staff level.
- Windows are painted wood.
- Plane of the top glazing is approximately even with the existing panes; the lower panels are slightly set back from the plane of the existing.
- These qualify for use in a passive house.

Resolution to approve:

VOTE: 5-0-0-0.

Calendared 9/6/16.

307 West 103rd Street (Riverside Drive – West End Avenue). Application for restoration of the front façade, rear yard addition, new windows and window replacement, and painted stucco surfacing on the rear façade.

Presentation by Peter Brotherton, architect, and Aaron Menninga.

- Townhouse – renaissance revival – ca. 1895.
- Donut is more or less intact, except a large apartment building sits directly behind the townhouse.

Front façade:

- Proposal will keep the existing blue stone in the areaway, but reconfigure it to maximize the extent of planting.
- Doors will be kept, including the existing red front door.
- Proposing to use simulated double-hung windows with the lower panel a tilt-and-turn.
- Front façade is painted a brownstone color; windows are painted a dark green. Will retain the color. Typical of the era to use dark green rather than black on the front windows.
-- recommendation to perform a paint analysis.
- Will restore original brick molds around the front windows.

Rooftop:

- Adding mechanical equipment – not visible.

Rear façade:

- Proposing a one-story infill in the L extension. The infill will be slightly recessed from the plane of the L extension. The infill will sit at the 30' depth.
- Proposing an overhang trellis across the rear facades.
- Proposing a planted green roof on top of the one-story infill of the L extension.
- Existing rear façade has two columns of punched windows up to the fourth floor, with three punched windows on the fourth floor.
- Proposal is to replace punched windows below with large picture windows on the L extension at the ground and parlor floors (6'8" x 7'4"), and a tall, thin slit punched window on the third floor, and larger punched tilt-and-turn single pane windows in a column on the back façade.
- Proposed rear façade cladding would be a simulated stucco product with 4" of "continuous" insulation, a drainage cavity, and then the synthetic stucco.
- Cladding will be smooth as compared with typical brick or stucco finishes.
- Color is a light grey.
- No joints in cladding because the joint does not perform well (allows moisture to penetrate).
- Adding a window on the east face of the L extension overlooking the top of the infill of the L extension on the parlor floor. The same east face of the L extension will also feature a series of vertical wood slits/panels running from the top of the new interior window to the top of the L extension.
- Reconstructing the roofline corbelling.
- Windows are aluminum covered wood, painted a slightly darker grey.
- Trellis is metal and wood.

Public Comment:

Joan Berton – next door neighbor.

- Share a common fence. Height of addition above the fence.
A: Appx 4'.
- Extension into the rear yard of the 1-story infill is appx 9'.

- Concern with diminution of the tiny amount of light and air that does get through to that garden space – feeling boxed in from the infill of the L extension.

Committee Comment

- Need to modulate the expanse of smooth stucco.
- Adding brick as an accent will add to the appearance.
A: But attaching brick will compromise the integrity of the insulation system.
- Stucco is a new material. Concern that this modern façade may start to look dirty or tired.
A: Trying to make a modern material look modulated cheapens the appearance.
- Rear fenestration is decidedly modern, with giant glass openings that are reminiscent of a storefront. Need some level of modulation.
- Not recommending punched windows everywhere, but perhaps there could be some way to break up the bold statement of the big plane of glass with a line or distinction, such as a mullion.
A: Important to make clear distinctions between new and old.
A: horizontal element could be possible.
- The scale of the L-extension infill seems sensitive.
- Agree that the top floor should agree with the top floors of the neighbors.
- Top floor windows on the rear façade should be 1 over 1 punched windows even if the windows below are more modern. Should also retain the window headers that currently match the windows on the rear facades to the east and west.
A: Energy efficiency concerns outweigh design appearance in this instance.
- Retaining the slit on the third floor also highlights the absence of modulation.
- Concern about the smooth stucco effect.
- The energy efficiency benefits are peculiar to the family living in the building; the aesthetics affect all neighbors.
- Is it possible to find cladding that would have a more variegated appearance?
- Agree that the top row of windows should have headers and 1 over 1 to match the neighbors.
- Opposed to the rear addition infilling even a small amount in an intact row.
- Even a single story infill can easily become an invitation to add on top. Destroying the rhythm is a slippery slope.
- Intention not to use the green roof above the 1-story addition adds to concerns.
- Large openings while modern materially change the void to solid ratio, especially since the large glass planes are unmodulated.
- Front façade restoration, while reviewed at Staff level, is to be commended – will reunite the building with its neighbors.
- Endorses the desire to be more energy efficient.
- Use of modern materials and design can be appropriate in an historic rear yard, but the design must make it correlate to the Historic District.
- Need to show a bit more of what is expected to be a good neighbor in the group.

Application is being held over to Preservation on September 8th.

No action taken.

340 Riverside Drive (West 106th Street). Application for window replacement.

Presentation by David Obuchowski, architect.

- Most windows in the unit have already been replaced with tilt-and-turn casement windows.
- Three windows in the unit remain 1 over 1 double-hung.
- Proposed windows are aluminum grey-brown to match adjacent windows in the unit.
- Building has been using the same manufacturer, same color.

Committee Comment:

- Building should develop a master plan.

Resolution to approve with a recommendation for the building to develop a master plan.

VOTE: 4-0-0-0.

Calendared 9/6/16.

The meeting adjourned at 10:05 pm.

Steering Committee Meeting Minutes

Elizabeth Caputo, Chair

Elizabeth Caputo, Chair

July 19, 2016

Steering Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 6:32 pm by Chair Elizabeth Caputo.

Committee Members Present: Elizabeth Caputo, Andrew Albert, Audrey Isaacs, Blanche E. Lawton, Brian Jenks, Christian Cordova, Dan Zweig, George Zeppenfeldt-Cestero, Jay Adolf, Klari Neuwelt, Linda Alexander, Michele Parker, Polly Spain.

Non-Committee Board Members Present: Kenneth Coughlin, Roberta Semer.

The following matters were discussed:

1. FY2018 DNS - Budget Draft and Committee Preparations

Elizabeth Caputo:

- Q: Have committee chairs provided budget information to Mel Wymore?
- A: Transportation Committee – yes.
- A full formal Budget Review will take place at the October Steering Committee Meeting (Tuesday 10/18).
- Notify Penny Ryan if changes are made to the budget document.

2. Communications Committee - Outreach and Newsletter

Elizabeth Caputo:

- Outreach – How do we improve reaching out to the community?
- Newsletter – What changes can we make to encourage people to attend CB7 meetings?

Linda Alexander:

- Issues to be discussed in October.

3. October Full Board meeting - scheduling/holiday dates and committee meetings

Elizabeth Caputo:

- Reminder – October FB meeting includes election for board officers.
- Housing Committee meeting will take place on Columbus Day (Mon 10/10) as scheduled.
- The following committee meeting dates will be changed due to Holidays:

| Committee | Original Date | New Date | Holiday |
|----------------|---------------|----------|---------------|
| Full Board | Tues 10/4 | Wed 10/5 | Rosh Hashanah |
| Transportation | Tue 10/11 | Thu 10/6 | Yom Kippur |

Community Board 7/ Manhattan

| | | | |
|-----|-----------|-----------|--------|
| BCI | Wed 10/12 | Wed 10/26 | Sukkot |
|-----|-----------|-----------|--------|

- Tentatively the Transportation Committee November's meeting will change from Tue 11/8 to Thu 11/3.
- Health & Human Services Committee November's meeting may change from Tue 11/22 to a date to be determined.

4. Preparation for special July meetings - AMNH info session, Playground session

Elizabeth Caputo:

- The American Museum of Natural History is hosting a public information session on Thu 7/21 at CB7's request to inform the community about the timeline of the museum's expansion plan upcoming process.
- Different stakeholders will present relevant changes that have not been publicly discussed before.
- 1 minute questions from the public will be allowed.
- Steering Committee's September meeting (Tue 9/20) will be a joint committee meeting with the Preservation and Parks and Environment Committees. This meeting will be exclusively to vote on the relevant issues for the AMNH expansion project to be presented at the October Full Board meeting.
- The combined committees will vote on whether to approve the project design; the use of the park land is inherent to the design.
- The meeting will start at 6:30 pm with the location to be determined later.
- Will make sure all CB7 members understand what we are voting on.
- Reminder: NYC DPR meeting on Mon 7/25 to present the re-design of the Bloomingdale Playground. Health and Human Services Committee will vote on it to be presented at the Full Board September meeting.

Steering Committee Questions and Comments:

- Q: When will CB7 committees officially review the AMHH expansion plan?
- A: At the September 20th joint Steering Committee meeting with Preservation and P&E committees. The CB7 resolution that emerges from the combined committee meeting concerning the Landmarks Preservation Commission application will be voted on at the October 5th Full Board meeting.
- Re-location of the NY Times capsule is a matter before the Public Design Commission.
- A segment of the public doesn't want the expansion into the Theodore Roosevelt Park being concerned about the park itself and the effect on transportation for the area.
- The Museum's advisory committee meetings helped shaped the eventual expansion design; thoughtful discussion minimized the expansion impact on TD Park (from 1 acre footprint to ¼ acre footprint).
- Q: Why have a joint meeting instead of having it presented at the Preservation Committee meeting?
- A: This is too public a vote and it is better to have a joint vote.
- Q: On what other aspects of the AMNH proposed expansion project will CB7 vote ?
- A: Sometime in the spring of 2017 CB7 will vote on the Draft Environmental Impact Statement.
- The LPC application must be resolved before the DEIS process.
- The DEIS process is an opportunity to negotiate changes to the design.

5. Full Board meeting Protocol ("Calling the Question")

Elizabeth Caputo:

- An issue has been raised concerning the appropriateness of “calling the question” at FB meetings while other Board members have indicated a desire to speak.
- Chairs should let members know not to repeat the same point over again.
- How do we limit board members from not repeating themselves?
- Whose responsibility should it be to limit discussion?

Steering Committee Comments:

- Sometimes discussion goes on pointlessly.
- Sometimes long productive discussions do not allow everyone to comment.
- Calling the question by someone (sometimes prematurely) should not necessarily stop discussion.
- It should be the Board Chair’s discretion on declaring that discussion should continue.
- Calling the question does not take authority away from the presiding chair.
- When asking to take a vote to send the resolution back to committee, it should not stop the discussion about the appropriateness to send the resolution back to committee.

6. Next steps on Street Fair - September 18

Elizabeth Caputo:

- This is the West Manhattan Chamber of Commerce Fair where CB7 will have a table.
- Susan Schwartz is organizing CB7’s participation; board members may receive an email from her, please cooperate.

7. Review of September Agenda

Elizabeth Caputo:

- The floor will be opened for nominations for CB7’s officer positions at the September FB meeting.
- Land Use Committee will vote on the resolution adopted at its July meeting on Congregation Shearith Israel’s application for an extension of its permits to complete construction.
- The Congregation Shearith Israel application may be contentious, please be prepared.
- Several elected officials will be present at the September FB meeting; this may extend the length of the meeting.

Steering Committee comments:

- BCI: There were 3 applicants absent; these should be bundled to disapprove without prejudice.
- Preservation: 48-50 W 69th Street application is broken into 3 parts – one part was approved, one part was conditionally approved and the last part was disapproved.
 - ✓ It is expected to be on the Landmarks Preservation Commission’s August agenda.
 - ✓ Therefore, LPC will have voted on it before CB7’s FB September meeting.
 - ✓ Chair: At FB meeting more time should be expended on items not yet voted on by LPC.

8. Committee/Task Force Reports and Updates

Steering Committee comments:

- Transportation: Governor’s announcement on subway station renovations included the B/C subway line stations at 72, 86, and 110 streets.

- YEL: Dr. Stephanie Royal will attend the July committee meeting to talk about the NY State youth mentoring program. Several area Community Based Organizations were invited to the meeting.
- BCI: committee members will meet on Tue 7/26 to discuss revision on Café rules.
 - ✓ B to B – outreach to Andrew Rigie to solicit ideas of universal interest that will appeal to all members of his Restaurant association.
 - ✓ Will have 1 budget priority – \$20,000 in funding for kiosks to let people know about restaurants in the neighborhood.

9. New business

Steering Committee comments:

- Transportation: Citi Bike expansion continues north of 86th Street. The committee will join DOT and Citi Bike committee on Thu 7/21 to inspect the selected sites.
- P&E: \$2.5MM has been approved for changes to Riverside Park.
 - ✓ Bids by contractors were too high and the projects were sent back to agencies for re-design.
 - ✓ Construction costs are much higher now; several projects have been priced too low because of how long they took to design (division of pedestrian and bike lanes on Riverside South among others).
- Chair: AMNH has asked for the public to RSVP for the 7/21 meeting. Entrance on 77th Street; 7 – 9 pm firm.

The meeting ended at 8:19 pm.

Transportation Committee Meeting Minutes

Andrew Albert and Dan Zweig, Co-Chairpersons

July 12, 1026

Present: Andrew Albert, Dan Zweig, Isaac Booker, Ken Coughlin, Miki Fiegel, Marc Glazer, Suzanne Robotti and Roberta Semer. **Board Members:** Mark N. Diller and Audrey Isaacs.

The meeting was called to order at 7:02 P.M.

Fire Dept. Cage - West 77th Street

NYC Fire Dept. Manhattan Boro Commander Roger Sakowich gave an overview of the situation on West 77th Street, and why the cage was there, how he never liked it, and how it was supposed to be removed on or around August 1, but will be delayed, as the developers of the new building are asking for a delay. The cage was not put there at the request of the Fire Dept. An engine company that was to move is now not moving. Fire Dept. doesn't own the cage. Scaffolding may be down around August 1st, but not definite. Some residents of the street asked why should Fire Dept. response time suffer due to a private developer. It is very likely that the cage should be gone before the start of the school season.

Sgt. Montgomery-20th Pct.

Sgt. Felicia Montgomery of the 20th Precinct gave a report on accidents/crashes. She reported a 3% drop in accidents (15 vs 17), 1,115 double parking summonses were issued, 393 bus stop summonses (vehicles in bus stops), 1,476 disobeying signs, 4,382 hazards, 4,786 moving violations. She stated that an officer has to observe for at least 30 minutes a commercial vehicle double-parked, which is not an efficient use of an officer's time, so other violations with an equal penalty & fine are often given. There were 169 collisions on Amsterdam Avenue, 70 sideswipes, with 207 collisions on Columbus Avenue. Deborah Kravit, owner of Aphthorp Cleaners, commented on the parking changes on Amsterdam Avenue, saying it was impossible for her to get her vehicle parked in front of her store, with much of the parking on her block converted to loading zones or turn lanes. DOT said they would look at the block. Eileen Robbins, a long-time westsider, said the intersection of 79th & Columbus Avenue was dangerous, with cars turning right (west) onto 79th Street in two rows, often putting pedestrians in danger. Andrew asked if a change in the signal which would allow vehicles to proceed down Columbus, pedestrians to cross 79th Street, but NO TURNS onto 79th Street until that particular phase, would help. She said it would, and DOT will look into this. A discussion of Sgt. Montgomery's statistics then took place, with many agreeing that without the complete accident reports - including direction of travel, it's hard to know what changes would make intersections & streets safer. Many trucks continue to double-park, constricting the avenues, and inhibiting throughput. Richard Barr said that predictions of bad traffic problems concerning the Amsterdam Avenue bike lane have proven to be true. David Vassar, a bike commuter from Morningside Heights, said anecdotal evidence is invalid - actual bike lane data should be obtained. **Colleen Chattergoon - DOT**

Ms. Chattergoon said DOT has Street Ambassadors, and they'll be out soon on Amsterdam Avenue. DOT is focusing on the 72nd-96th Street portion of the Amsterdam bike lane this year. DOT will be installing islands between 77-78-79 Streets. They will work closely with the community, businesses, and elected officials. Ken Coughlin mentioned that the CVS at 86th & Amsterdam often has large delivery trucks at 87th & Amsterdam past the hours of the commercial loading zones, and wondered if that particular loading zone could be extended to 8 PM, from the current 7 PM. A resident of 96th Street said one of the worst problems with the Amsterdam bike lane was cyclists going the wrong way.

Citibike expansion

Jennifer Sta. Ines from DOT's bike program, gave an update on the "infill" locations where new Citibike stations will be located. Some existing large Citibike stations will be made smaller. New "infill" locations will be the sidewalk on the west side of Amsterdam Ave between 65-66 Streets, the sidewalk on the west side of Amsterdam Ave between 78-79 Streets, 87th Street, south side between Amsterdam & Broadway, and the east side of Central Park West, between 102-103 Streets. Many residents of West 87th Street between West End & Riverside Drive objected to the proposed Citibike station on their block. They said they weren't notified, and were just finding out about it. John Frost, Director of DOT's Citibike program, said they put flyers in each building, but most residents said they have never seen one. Dan Zweig pleaded with DOT to reconsider the proposed 106th St/West End Ave (Straus Park) location, as it is an accident waiting to happen. He said this will make it Vision One, instead of Vision Zero! DOT agreed to do a walking tour of several of the proposed sites with the transportation committee. Installations of the docking stations north of 86th Street are slated to begin in August.

District Needs Statement The transportation committee has several revisions to its portion of the DNS. The Amsterdam Avenue piece should be removed, as it has been acted on. Additional language should be added that says: "Increase commercial loading zones to decrease double parking & speed deliveries." Under the Lincoln Square part, the following should be added: "Investigate allowing a left-turn at 64th Street from southbound Broadway." Also - "add neckdown to 66th Street between Amsterdam & West End Avenues. Change timing of traffic signal @ 66th & West End Ave to discourage speeding to make the light. Add "Install 96th Street exit from southbound Henry Hudson Parkway, which will remove crosstown traffic from a narrow residential street" to the list of needs. In addition to red light cameras, add Speed Cameras to the list. Under Parking, add Su's language. Under the buses, remove M86, but add the M116. Add this additional language: "Given the success of the M86 SBS, other crosstown routes should be considered for SBS service, such as the M79 & M96 routes. Other changes are to update the # of pothole complaints, and once again - under budget priorities - add "Install 96th Street exit from the southbound Henry Hudson Parkway."

Full Board Meeting Minutes

July 5, 2016

Community Board 7/Manhattan's Full Board met on Tuesday, July 5, 2016, at Congregation Rodeph Sholom, 7 West 83rd Street (Central Park West), in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:33 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the June 7, 2016, full Board meeting were **approved**.

VOTE: 23-0-2-0.

Chair's Report: Elizabeth R. Caputo:

- Preservation committee will meet August 11th; no other committees nor the Full Board will meet in August.
- The American Museum of Natural History and CB7 will co-host a meeting to include a presentation concerning next steps for the Museum's proposed expansion, and the anticipated timeline. The meeting will take place on Thursday, July 21st at 7-9 pm at AMNH.
- The presentation is expected to include changes to the conceptual design since the last public presentation, as well as results of collaboration by AMNH with community groups re the impact on Theodore Roosevelt Park.
- CB7 has not taken any position on the AMNH proposal – will do so when the applications are made and scheduled, and the full Board is able to vote on resolutions that are referred by the relevant committee(s).
- Lasker pool in Central Park is now open – just in time for a heat wave.
- CB7's Task Force on Public Housing, chaired by Madelyn Innocent and Genora Johnson, continues its outreach to engage the community to bridge the gap between residents of public housing and its neighbors.

Announcement of nominations and elections of Board offices for 2016-2017, Howard Yaruss, Chair, Elections Committee:

- Andrew Albert made announcement in place of Howard Yaruss, chair.
- Nominations will be accepted for chair, 2 vice chairs, and 2 co-secretaries at the September 6th Full Board meeting; Election will be held at the October meeting.

Community Session:

Regina Karp:

- Helped neighbors plant trees in the neighborhood; Recalls field trips to AMNH as student and teacher.
- The Plan to build classrooms and library is misplaced – field trips should include time exhibits, not classrooms.

Barbara Sacks – Community United to Protect TR Park:

- Important meetings should not take place during the summer when neighbors are away.
- Congestion that will be created on Columbus Avenue is inappropriate – Current estimates of 50 or more passenger car trips, 100 or more subway trips and 200 or more pedestrian trips that will be generated will create a huge impact.

- Emergency vehicles will not be able to get through.

Lisa Torelli – Neighbor:

- Green space around the museum is cherished – giving it away makes no sense.
- Beautiful respite being taken away from the community.
- Creating a mini-Times Square out of respite.

Jey Porushotham:

- TR is a small, fragile park. Construction will disrupt materially.
- Atmosphere created by TR Park is very important – absence of noise pollution.
- NYC working to expand, not roll back, green space.

Dr. Carey Goodman – Community United:

- 8th appearance at CB7 asking for meeting with AMNH and the community.
- Disappointed that opposition groups not consulted before 7/21 meeting was scheduled.
- No response to contacts with A-M Rosenthal, BP Gale Brewer, NYC Comptroller Scott Stringer.
- “Done Deal Democrats”
- Next Wednesday Mitchell Silver, NYC DPR Commissioner, will meet with opponents organized opposition to this project.

William Raudenbush – Community United:

- Obligation to protect public parkland from encroachment by private entity such as AMNH.
- Should ask AMNH to justify hundreds of millions of dollars in bonds left unpaid.

Win Armstrong – Bloomingdale Neighborhood History Association:

- Monday, 9/26 – meeting on history of CB7 and how it shapes the history of the Upper West Side.
- More information at September full Board meeting, but for now save the date.

Peter Arndtsen – Columbus-Amsterdam BID:

- In Memoriam for lost neighborhood notables, including:
 - Angelo Romano, resident of Red Oak, who was a Spanish and Brazilian Folk Artist.
 - Barbara Holhull – fine artist.
 - Dottie Gilbert – instrumental in creating Morningside Park dog run.
 - Lillian Rydell – helped create the BID and created thrift shop.
- Annual meeting, Wed 7/13 at Youth Hostel.

Lillian Moore – Park West Village Tenants' Association and CB7 Member:

- Asking assistance in opposing the Stryker Park proposal to co-opt a wide public sidewalk for use as a pedestrian plaza with benches and other obstacles, performances, etc.
- The proponents are a group led individuals who do not live on the block affected by the proposal.
- Many tenant and neighborhood associations in immediate area already oppose the plaza.
- Plaza will bring in rats, create opportunities for loitering, and interfere with the use of the space as intended.
- Proponents claim support from elected officials who have not actually voiced support.
- Stryker Park organizers bypassed CB7 and held pop-up events directly in conjunction with DoT.
- Should be forced to come before CB7.
- Would require relocation of farmer's market.

- CB7 needs to be pro-active.
- Will refer to Transportation.

Rich Robbins – CB7 Member - Update on injuries

- On pace to have worst Jan-May period for roadway injuries on record in our District.

Manhattan Borough President's Report, Diana Howard:

- Capital Grant funding – over \$26MM – much went to public schools for tech and auditoriums, as well as parks.
- Fresh fruits and vegetables bag program in partnership with C-M Rosenthal and Goddard-Riverside.

Reports by Elected Officials:

Linda Rosenthal, NYS Assembly, (67th District):

- Emphasis during the session on the committee on Alcoholism and Drug Abuse - chaired by A-M Rosenthal.
- Despite an incremental increase, more funding is needed for treatment for alcohol and substance abuse – need more beds and more treatment opportunities. Budget increased by \$25MM, but need far outstrips it.
-- e.g. in Syracuse, may need to drive more than an hour to find a facility/bed.
- Governor signed A-M Rosenthal's bill requiring physicians who prescribe opioids to take a 3-hour course periodically, and to guard against excessive quantities which can lead to addicts and kids using the unused pills.
- Passed a bill to require prescriptions to expire within a few days (excluding hospice/palliative care).
- Passed a bill providing – up to 14 days of substance abuse treatment without prior insurer authorization.
- Passed a bill requiring reporting of overdose instances on a county-by-county basis to facilitate tracking.
- Judicial diversion programs no longer required to be “cold turkey” – also remove condition from judges of certain drugs as pre-requisite for diversion.
- Must address disparate treatment of people of color re drugs.
- Rat Academy Wed 7/6 at 6:30 pm at Goddard Riverside.
- Shred Day – 7/23 Sat 11-1 in front of District Office on W 72nd Street. Limit of 3 boxes.
- Pine Management forced its Supers to spy on tenants in an effort to evict them. Meeting with tenants 7/18 in District Office.
- Q: Air B&B – status
A: Passed a bill pending Gov’s signature closing a loophole that prohibits advertising the availability for rent of units for fewer than 30 days without owner/tenant present.
-- intent to address loss of affordable housing due to use of Air B&B for those units. Targeting landlords who offer multiple units at the same time (same target for the Mayor’s Office of Special Enforcement).
-- San Francisco, CA and other cities are seeing illegal hotels driving up rents for residential apartments.
- Q: Since the Legislature did not pass ethics reform – how will we keep leadership accountable?
A: Supporting limits on outside income and on sources of campaign contributions.
A: Complex leadership issue – Sheldon Silver was the only person running for speaker in all of her years in Assembly. No one knew Silver’s tactics and actions.

- Assembly is taking the lead on reform, but it will not succeed without the Senate and the Governor.
- Assembly passed LLC loophole bill – awaiting Senate action.
- new Speaker is much more open to Members’ input.

Richard Gottfried, NYS Assembly (75th District):

- Working to limit outside income by State Legislators for entire tenure in Assembly.
 - Assembly repeatedly passed LLC loophole legislation.
 - Assembly passed voluntary campaign finance reform.
- Assembly passed bill to strip public officials convicted of public corruption of their pensions.
- Working on bills limiting the quantity of opioids through a prescription refill.
- First time in memory that bills aimed at preventing drug abuse was entirely about medical treatment, not criminal law (which has never been effective).
- Assembly passed a single-payer health care system bill. Should be achievable in NYS even if not nationally.
- Passed laws to require minimum levels of nursing staffing – long overdue.
- Passed bill to create Medicaid funding for public hospitals like NYC HHC to increase funding.
- Illegal hotels – passed legislation clarifying prohibition on short-term rentals of Class A dwellings.
 - Short-term rentals illegal under MDL as well as prohibited by most leases and co-op bylaws.
 - 2010 illegal hotel law closed gap from an unexpected court decision – anomalous.
- While law does not create an exception for the once per year tenant, the focus of enforcement is not on the once-in-a-blue-moon tenant.
- Air B&B is not really an example of the “sharing economy” – illegal hotels do not share anything. They are making a profit renting out someone else’s property, breaking the law, and making life inconvenient to your neighbors.
- Q: Has the Assembly taken steps to ensure that the potential for retaliation under Speaker Silver to keep control of the Chamber has changed, and that Members would now have recourse to change leadership.
 - A: Powers of the Speaker is a complicated subject that defies brief summarization.
 - the Assembly took immediate action to remove him from that office when allegations about Speaker Silver became public.
 - Members did not know of Silver’s abuses until the scandal broke in the Press.

Brad Hoylman, NY State Senator (27th District):

- Round-the-clock session ended at the end of June – bills forced through at the last minute with little deliberation.
- Bill sponsored by Senator Hoylman and Debra Glick cleared obstacles to using parkland as a newly designated Stonewall Inn National Landmark/Monument.
- Comprehensive ethics reform was not adopted – which is a significant legislative failure
 - despite the criminal convictions of the Speaker of the Assembly and Leader of the State Senate.
 - failed to close the LLC loophole.
 - companies have the same abilities to make contributions as individuals.
- Albany also failed to pass limitations on outside income – which was at the heart of the Speaker’s conviction.
- Senator Hoylman also carried a bill to prohibit use of campaign funds to pay for criminal defense – also failed to be adopted.

- Sponsored a bill that would strip public officials of pensions after conviction for public corruption (would require an amendment to the State constitution).
- Child Victims Act – lifting the statute of limitations for victims of child sexual abuse to accuse the abuser.
 - NYS among the most regressive on this issue.
 - Bill would lift the S/L for adults to report the abuse. Average age for realizing one was sexually abused is appx 42.
 - among the evils to be prevented is to promote the removal of those in positions of responsibility who are still working directly with children.
- Orlando tragedy is an opportunity to raise awareness about gun violence.
 - Screening the film "Making a Killing" on Thursday, August 4, from 6-9 pm at the SVA Theater. The film examines the ability to leverage the corporate profit motive as an incentive to address the availability of weapons.
- Supports divestment from gun manufacturers, but must be careful not to impact the military.
- Disappointing that more speed cameras will not be approved – payback in the Senate.
- Q: Regarding Ethics reform – While Senate Republicans are cited as a roadblock to ethics reform, Speaker Silver's abuses were an open secret for years.
- A: Assembly moving the conversation. Détente that aided inaction in the past has been fractured.

Reports by Elected Officials' Representatives:

Sean Fitzpatrick, Office of Council Member Helen Rosenthal (6th District):

- Deferring comment in the interest of time – written updates available.

Sean Coughlin, Office of Council Member Corey Johnson (3rd District):

- Introducing the new liaison to CB7.
- Eager to help serve tenants' needs.

Amanda Roberts, Office of Assembly Member Daniel O'Donnell (69th District):

- Seeking petitions to create a Morningside Heights Historic District.

David Baily, Office of State Senator Adriano Espaillat (31st District):

- Saved a Supermarket. CB12 secured 3,000 signatures, resulting in a Duane Reade subleasing space back to Associated Supermarket.
- Look forward to serving with the NYCHA task force.

Farhana Hassan, Office of State Senator Jose Serrano (29th District):

- Office in Harlem – but will have hours at JASA on 7/8, partnering with VA and A-M Rosenthal.
- Other constituent services days in the community in the calendar in the back and on the website.

David Bocarsky, Office of U.S. Congress Member Jerrold Nadler (10th District):

- Excitement about Stonewall – working for 2 years culminating in National Landmark status.
- Congressman Nadler a leader of the sit-in on gun violence on the floor of the House.

Business Session

TRANSPORTATION COMMITTEE

Andrew Albert and Dan Zweig, Co-Chairpersons

Resolutions Re:

1. **2642 Broadway (West 100th Street.)** Renewal Application #B00256 to NYC Taxi and Limousine Commission by Fast Operating Corp, d/b/a Carmel Car & Limo Service, for a renewal of their For Hire Base Station License.

Presentation by Andrew Albert:

- Changing protective disapproval due to approval. Only 3 committee members present at pre-meeting.
- Committee members were satisfied.
- Applicant more than forthcoming.

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

VOTE: 32-0-0-0.

2. Resolution to approve a proposal from the NYC Department of Transportation on the existing street network in the area of Lincoln Square and potential traffic safety enhancements. Proposal impacts the directions of West 60th, 62nd, and 64th Streets, and introduces neck-downs, curb extensions and other safety improvements.

Community Comment:

Ralph Memoli – Lincoln Square BID:

- BID supports changing the directions of the streets identified in the proposal, and the changes to most crosswalks.
- Disagrees with adding a neck-down on the Southwest corner of West 60th Street at Broadway (actually in CB4).
- Crash data relied upon by DoT pre-dates the Barnes Dance at that intersection.
- Would prefer permanent to temporary improvements – visually more appealing.
- Also West 60th Street is a construction zone – should finish construction and direction change first, and only then assess whether additional safety improvements are necessary.

Presentation by Andrew Albert:

- Genesis of this proposal comes from residents of the West 60s who were concerned about the circuitous route needed to access residential buildings. Many more residential buildings are being added to this area.
- CB7's Transportation Committee has been trying to get DoT to address these concerns over the years.
- CB7 also asked for additional safety measures, especially on streets with schools and the Ederle Rec Center, to slow down traffic especially on the steep downhill slope on West 60th Street.
- CB7 will schedule a joint site visit with CB4 to address the SW corner of West 60th Street and Broadway.
- CB7 should support a neck-down on the NW corner of West 60/Broadway. A neck-down is needed (a food truck is frequently at that corner and functions as a neck-down).
- Resolution seeks a continuing dialogue and additional improvements as needed.

CB7 Comments:

- Neck downs/curb extensions are not impermanent and are quite useful.

Community Board 7/ Manhattan

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

VOTE: 34-0-0-0.

PARKS & ENVIRONMENT COMMITTEE

Klari Neuwelt, Chairperson

Resolution Re:

3. New Riverside Park Master Plan

Presentation by Klari Neuwelt:

- Riverside Park in the 1970s had fallen into disrepair and was, in parts, a dangerous location.
- In 1984, Charles McKinney became the Park Administrator for Riverside Park and oversaw the renovation and installation of scores of improvements.
- The age of the Park's infrastructure continues to be an issue, especially given frequent use.
- Charles McKinney is no longer the Administrator, but has been working on a comprehensive revised Master Plan that addresses the aging infrastructure as well as the aging population of the surrounding communities.
- Master Plan identifies a number of projects for which support would likely be universal, and some (e.g. the means of separating bikes and pedestrians) might have differences of opinion.
- Clear that all projects outlined in the Master Plan would still be subject to item-by-item review and approval of each proposal – clear that the resolution would preserve and not pre-empt that level of review and approval.
- Master Plan already getting positive and negative feedback from various user groups, so a healthy and productive dialogue will ensue.
- Not approving the final design of any proposal or even the approach – just asked to approve the overall needs and the general recognition of the importance of those problems without supporting any particular solution.
- Future project approvals would be subject to the budget priorities process and related funding advocacy.

Margaret Bracken – NYC DPR:

- DPR holds scoping sessions, usually more than one, on each project as it comes up.
- Also the Riverside Park Conservancy is a means of outreach and engagement for user groups.

CB7 Comments:

- Master Plan – very rare for a park to have the benefit of the vision, insight and stewardship over a long period of someone as involved as Charles McKinney.
- Welcome future committee discussions from all user groups as each proposal is refined and presented.
- RSP Fund/Conservancy is also a key means of both raising funds and awareness (and soliciting volunteers) to ensure all corners are heard.
- Applaud the work of the committee and DPR in reviewing the plan. Would have been great to have a precis on the document. Still comfortable in deferring to the committee on this basis.
- Plan is fabulous, resolution is perfect in endorsing the plan subject to future specific community and CB7 input.
- Q: Will there be an opportunity for a highway overpass to connect the upper and lower portions of RSP between 100-125 Streets?

A: Could still make new priorities part of budget priorities as needs evolve and are better understood.
A: Margaret Bracken – such a bridge would land on the Cherry Walk, which is too narrow for that purpose.

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

VOTE: 32-0-0-0.

4. Department of Parks & Recreation's proposed design for the Riverside Skate Park, 108th Street between the Promenade and the Henry Hudson Parkway.

Presentation by Klari Neuwelt:

- Further revised proposal for the renovation of the skate park inside Riverside Park after a proposal was referred back to committee at the June 2016 CB7 Full Board meeting.
- Due to the height of certain elements among the equipment, a portion of the proposed skate park (like the existing skate park) must be fenced and accessible only when an attendant is present.
- C-M Levine plus C-M Rosenthal and BP Brewer allocated \$1.8MM for the project.
- Margaret Bracken conducted 2 scoping meetings and engaged with the community.
- DPR engaged California Skate Parks as an expert designer.
- May 2016 P&E committee adopted a plan that included a design that reserved 2/3 of the skate park for terrain that would not require a fence and attendant, and 1/3 that would have heights that would so require.
- Professional and accomplished skaters objected at June Full Board meeting.
- Ms. Bracken and California Skate Parks conducted another outreach session, at which a request for an 11' "transitional" bowl with verticals was emphasized.
- Ms. Bracken worked with California Skate Parks to present a new proposal, changing the fenced area from two shorter bowls to one larger bowl with an 11' height.
- Both DPR and the skaters applauded the new design.

Public Comment:

James West

- Thanks for listening to skaters.
- Skating is a family activity and provides an opportunity to skate with his son.

Ian Clarke

- Very good design – a lot of excitement.
- Margaret Bracken and Klari Neuwelt met with the community and designers.
- Designers and skaters came up with this new design together.
- Adding an 11' height bowl as an element is very important.
- Important to recognize Andy Kessler as part of the renovation.

John Nicholson

- Great design. Glad that the park will provide a world class facility for the next generation of skateboarding (due to be a part of the 2020 Olympics). Something to aspire to.
- This can be the best skate part of the northeast.

Shon Reddy

- New York should take leadership in design – this revision will accomplish that.
- The Skate Park creates opportunities for mentorship and community – good mix of users of various levels and backgrounds.

John West

- Much better to have the big bowls than small – actually safer.
- Happy to have the 11' bowl.
- Pleased to have community engaged and work collaboratively to a good result.

CB7 Comments:

- Congratulations Margaret Bracken and the design team.

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

VOTE: 34-0-0-0.

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

5. **252 West 76th Street (Broadway – West End Avenue.)** Application to the Landmarks Preservation Commission for an ADA accessible ramp.

Presentation by Jay Adolf:

- Application heard in April. Committee asked for certain design revisions.
- In the interim, DoB announced it would not approve chair lifts for ADA access in this context as initially proposed. Applicant redesigned to include a ramp.
- Applicant returned and accepted Committee's recommendations re door design.

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

VOTE: 28-1-0-0.

6. **32 West 75th Street (Columbus Avenue and Central Park West.)** Application to the Landmarks Preservation Commission for a façade restoration, rooftop and rear yard additions.

Presentation by Jay Adolf:

- Highlights – stoop and parlor floor wooden/glass door being restored.
- Basement window being enlarged slightly and will be made symmetrical with windows above.
- Rooftop addition will fit between existing additions on each of the neighboring buildings, and will align in terms of height and setback.
- Preservation Chairs met with LPC to discuss having an opportunity to present at Full Board.
- In interests of furthering dialogue, Chairs did not insist in this instance.
- Chairs also addressed with LPC its website's instruction to applicants not to make changes based on community board input – this applicant had agreed to make changes collaboratively.
- Owner and applicant stuck by their agreement to make these changes.
- Jay Adolf testified at the public hearing that the modifications were agreed, and Chair Srinivasan acknowledged.
- LPC Staff agreed to change the language on its website.
- LPC has agreed to instruct staff to schedule public hearings to conform to CB review.

CB7 Comments:

- Confirm no fire egress issues in elimination of stair access to terraces.

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

VOTE: 27-0-1-1.

7. **347 West End Avenue (West 76th – 77th Streets.)** Application to the Landmarks Preservation Commission for a rooftop and rear addition and restoration.

Presentation by Jay Adolf:

- Concern about rooftop addition as visible from West End Avenue, together with a chimney extension faced in stucco which would also be visible from the street.
- Rear yard addition had design elements that did not conform with any precedent or integrated design.
- E.g. squaring off bottom two floors and facing with green painted mahogany.

CB7 Comments:

- Rear yard design also impinged on light and air as well as the careful rhythm of the intact rear yard facades across 18 buildings.

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

VOTE: 27-0-0-0.

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

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

- **307 Amsterdam Avenue (West 75th Street.)** Aidi JC LLC, d/b/a A.N.Y. Grand Sichuan.
- **620 Amsterdam Avenue (West 90th Street.)** 620 Amsterdam LLC, d/b/a B-Café West.

Presentation by Michele Parker:

- 307 Amsterdam Avenue: no unusual issues. Addressed delivery issues with the proprietors.
- 620 Amsterdam Avenue: At the June 2016 Full Board meeting, CB7 voted to condition SLA approval for this establishment on including a 9' sidewalk café, and that such limitation appear in its Method of Operation.
- After that issue was raised at the 11th hour at the last Full Board meeting, and a resolution inserting into the applicant's Method of Operations was approved, the BCI Committee had an opportunity to understand the situation. No drastic remedy such as including the depth of the sidewalk café is warranted on the record.
- Committee has now concluded that the existing café did not extend any further than either of its neighbors.
- Concern about selective use of Method of Operation leads to proposal to revisit and approve the application.

*After deliberation, the resolutions to **approve** were adopted.*

VOTE:

- 307 Amsterdam Avenue 27-0-0-0.
- 620 Amsterdam Avenue 27-0-0-0.

9. New Unenclosed Sidewalk Cafés:

- **403 Amsterdam Avenue (West 79th Street.)** New application DCA# 6182–2016–ASWC to the Department of Consumer Affairs by Moshgab, Corp., d/b/a Saba's Pizza, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.
- **949 Columbus Avenue (West 106th – 107th Streets.)** New application DCA# 4628–2016–ASWC to the Department of Consumer Affairs by P&N Development, d/b/a The Fat Monk, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

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

VOTE: 27-0-0-0.

- 10. 2758 Broadway (West 106th Streets.)** New application DCA# 5417–2016–ASWC to the Department of Consumer Affairs by DSMI Rest, LLC, d/b/a Macchina, for a four-year consent to operate an unenclosed sidewalk café with 35 tables and 70 seats.

Presentation by Michele Parker:

- Two frontages, but does not wrap around.
- Very wide sidewalk both on Broadway and W 106th Street.

CB7 Comments:

- Important to support retail in this area.
- Plenty of room – might need to adjust a bus shelter in the future, but easily done.

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

VOTE: 27-0-0-0.

The meeting was **adjourned** at 9:38 pm.

Present: Elizabeth Caputo, Andrew Albert, Audrey Isaacs, Brian Jenks, Christian Cordova, Dan Zweig, Eric Shuffler, Ethel Sheffer, Genora Johnson, Issac Booker, Jay Adolf, Jeannette Rausch, Kenneth Coughlin, Klari Neuwelt, Lillian Moore, Linda Alexander, Louisa Craddock, Madelyn Innocent, Manuel Casanova, Mark Diller, Meisha Hunter Burkett, Mel Wymore, Michele Parker, Paul Fischer, Peter Samton, Polly Spain, Richard Robbins, Rita Genn, Roberta Semer, Sheldon Fine, Sonia Garcia, Susan Schwartz, Suzanne Robotti, Tina Branham

Absent: Benjamin Howard-Cooper, Blanche E. Lawton, Catherine DeLazzero, Gabrielle Palitz, George Zeppenfeldt-Cestero, Howard Yaruss, Madge Rosenberg, Marc Glazer, Miki F. Fiegel, Nick Prigo, Page Cowley, Richard Asche, Robert Espier, Sarina Gupta, Steven Brown.