

BUSINESS & CONSUMER ISSUES COMMITTEE

George Zeppenfeldt and Michele Parker, Co-Chairpersons
September 13, 2017

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 7:04 pm by Co-Chairperson Michele Parker.

Present: Michele Parker, George Zeppenfeldt-Cestero, Linda Alexander, Joshua Cohen, Christian Cordova, Paul Fischer and Seema Reddy. **Non-Committee Members Present:** Mark Diller, Susan Schwartz

THE FOLLOWING MATTERS WERE DISCUSSED:

New applications to the SLA for two-year liquor licenses:

1. **128 West 72nd Street** (Columbus Avenue.) Thai72 Inc, d/b/a To be Determined.

Presenting for the Applicant: Anthony Caraballo, Expediter; Sujitra and Sittah Rungruangsuriya, Owners

- Owner has extensive restaurant experience..
- Previously at this location Lime Leaf Restaurant
- Plan to open in early November.
- There is scaffolding on the building.
- Does not plan to have outside seating.
- Plans to have delivery (2 to 3 bicycles).
- Location has been empty for a year

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0. Non-Committee Members Vote: 2-0-0-0.

2. **407 Amsterdam Avenue** (West 79th Street.) TBD 407 Amsterdam Ave, d/b/a 407 Social.

Presenting for the Applicant: Donald Frazer, Owner; Patrick Dopke, Owner; Lauren Radel, Chef; Robert Gelardi, Owner

- Owns bar on the East Village with Jukebox which has been successful.
- Wants to duplicate experience here.
- Will agree to stipulations as to when louvered doors will remain wide open.
- Chair asked to have hours of operations modified from closing at 4:00 am daily.
- 9 residential units above.
- Previous owner had sound attenuation over bar area, will extend to all full area of location.
- Previously at this location: Bourbon Street.
- Will try to open by December 1st.
- Will serve food.

Public:

Jesse Shapiro, 407 Amsterdam Avenue:

- Concerned about sound proofing.
- Q: Will extend existing sound proofing or install new soundproofing?
- A: Will extend existing sound proofing.
- Moved into the building just as Bourbon Street closed.

CB7 Comments:

- Corner building has 75 residential units.

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- Asked to have louvered doors closed by 10:00 pm during the week; Friday-Saturday until midnight.
- Saw today Sherriff notice of lean related to unpaid unemployment insurance.
- Q: Are current owners related to previous owners in any way?
- A: No.
- Will require that the owners work with the tenants so that the tenants are not bothered by vibration or sound from the establishment.

*After due deliberation the resolution to **disapprove unless sufficient soundproofing be installed to satisfy neighbors requirements; hours of operation Sunday-Wednesday noon-2 am, Thursday-Saturday noon-4 am; and the louvered doors be closed by 10:00 pm daily except Friday and Saturday to midnight** was adopted*
 VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0.

3. **1012 Amsterdam Avenue** (110th Street.) Night Owl Group LLC, d/b/a To be Determined.

Presenting for the Applicant: no one showed.

CB7 Comments:

- Space is still empty.
- No postings.
- Posted DOB notices have expired.

*After due deliberation the resolution to **disapprove** was adopted*

VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0.

New Unenclosed Sidewalk Cafés:

4. **2028-2032 Broadway** (West 69th – 70th Streets.) New application #10928-2017-ASWC to the Department of Consumer Affairs by West D & P LLC, d/b/a Gina, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 26 seats.

Presenting for the Applicant: Igor Segota, Manager; Kathleen Negri Stathopoulos, Attorney

- Brand new location.
- Will redo the plans to pull back the café to 9 feet.
- Will have delivery in the future.
- Will submit new architectural plans with CB7 Office by September 27.

Public:

Doug Kleiman, Expediter:

- Endorses the applicant.

CB7 Comments:

- Ask to have sidewalk Café pulled back from 10'8" to 9'.

*After due deliberation the resolution to **approve with the stipulation that applicant modify the architectural drawings to pull back café from 10'8" to 9'** was adopted*

VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0.

5. **472 Columbus Avenue** (West 82nd – 83rd Streets.) New application #9394-2017-ASWC to the Department of Consumer Affairs by 472 Columbus Bagel Corp, d/b/a Jumbo Bagel, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Presenting for the Applicant: Richard Azim, Owner

- Already opened.
- Privately owned.
- Café will extend out to 7'6".
- No bike deliveries, only on foot nearby.

CB7 Comments:

- Need to submit locations where the Meeting Notice was posted.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 7-0-0-0

Non-Committee Members Vote: 2-0-0-0

Unenclosed Sidewalk Cafés Renewals:

6. **320 Amsterdam Avenue** (West 75th – 76th Streets.) Renewal application #2021276-DCA to the Department of Consumer Affairs by Cactus Pear LLC, d/b/a Playa Betty's, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 54 seats.

Presenting for the Applicant: no one showed

CB7 Comments:

- Did not post Meeting Notice.

*After due deliberation the resolution to **disapprove** was adopted*

VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0.

7. **570 Amsterdam Avenue** (West 87th – 88th Streets.) Renewal application #2023883-DCA to the Department of Consumer Affairs by Mermaid 88 LLC., d/b/a The Mermaid Inn, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 34 seats.

Presenting for the Applicant: Michael Kelly, Expediter

- Café extends to 7'1"
- Will find out about noise problems with the garbage being moved by the building.

Public:

Lilly Bloom, 200 West 88th Street:

- Verified that the restaurant moves garbage in plastic bins not creating undue noise.
- Concern with noise after restaurant closes by commercial garbage collectors.

Doug Kleiman:

- Believes garbage noise problem is from adjacent building.

CB7 Comments:

- Read email by member of public Lilly Bloom, West 88th Street:
 - Concern with noise by restaurants on Amsterdam Avenue
 - Will like Committee to measure cafes by businesses in the area.
 - Noise generated by garbage bins.
 - Will like serious discussion on noise by restaurants of the area before approving sidewalk café.
- Asked applicant to find out who generates noise by moving garbage bins and find out where the restaurant places their trash and how they get it there.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0.

8. **2580 Broadway** (West 97th – 98th Streets.) New application #2023393-DCA to the Department of Consumer Affairs by 2580 Broadway Inc., d/b/a Earth Cafe, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Presenting for the Applicant: Benjamin Savitsky, Attorney; Daniel Mitovsky, Owner

- Small café.
- Pastries, coffee, Mediterranean fare.
- Extends to 9 feet; 17.4 feet wide.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0.

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Enclosed Sidewalk Café Renewal:

9. **477 Amsterdam Avenue** (West 82nd – 83rd Streets.) Renewal application #0885881-DCA to the Department of Consumer Affairs by 83/Amsterdam Restaurant Corp., d/b/a Hi-Life Bar & Grill, for a four-year consent to operate an enclosed sidewalk café with 6 tables and 16 seats.

Presenting for the Applicant: Earl Geer, Owner

- Have been at their location since 1991, the enclosed café since 1992.
- Posted Meeting Notice today and will keep it posted until the Full Board Meeting on 10/3.
- 2 delivery bikes.
- Lease will expire after 6 or 7 more years.
- Must have renewed the enclosed and unenclosed cafés more than 50 times since 1992.

CB7 Comments:

- Meeting Notice was not posted last Monday.
- Make sure that the outside umbrellas do not extend over the 9 feet.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 7-0-0-0. Non-Committee Members Vote: 2-0-0-0

The meeting ended at 8:27 pm.

FULL BOARD MEETING

Roberta Semer, Chairperson

September 5, 2016

Community Board 7/Manhattan's Full Board met on Tuesday, September 5, 2017, at Fordham University, 113 West 60 Street (Columbus Avenue), in the District. Chair Roberta Semer called the meeting to order at 6:37 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the July 5, 2017, Full Board meeting were **approved**.

VOTE: 30-0-0-0.

Chair's Report: Roberta Semer:

- The Chair met with 6 newly appointed members over the summer. Committee assignments being finalized.
- Thanks to each committee for using a portion of their April and May monthly meetings to discuss and brainstorm new approaches to completing our District Needs Statement (DNS) and to revising our statements of Core Principles and each committee's Working Principles. A draft of the relevant sections of the DNS and the Core and Working Principles will be circulated in September.
- A handbook for CB7 members is nearing completion – many thanks to Louisa Craddock for her work on it.
- The Public Housing Task Force is working closely with a parallel task force on CB9, including on sharing or developing joint resources with a view to a joint CB7/CB9 meeting with NYCHA management.
- CB7 provided detailed testimony on the Draft Environmental Impact Statement in connection with the proposed expansion of the American Museum of Natural History. This completes CB7's anticipated role in that project.
- CB7's next big project will be the proposed redevelopment on West 108 Street, which will include the proposed phased elimination of three parking garages and the existing Valley Lodge, a transitional shelter for seniors operated by the West Side Federation for Senior and Supportive Housing (WSFSSH) and replacing them with a new facility that will expand the number of Valley Lodge beds and create a new permanent affordable and supportive housing capacity for seniors.
 - CB7 provided detailed testimony on the appropriate scope of the Environmental Impact Statement being prepared.
 - next steps after certification by the Department of City Planning will include a public hearing on the proposal at a meeting at which our CB7 Land Use committee will take the lead, joint with our Transportation, Parks & Environment, and Health & Human Services Committees.

Nominations for Board Officers for 2017-2018: Howard Yaruss, Chair, CB7 Elections Committee:

- Members of the Elections committee are Howard Yaruss (Chair), Andrew Albert, Blanche Lawton, Benjamin Howard Cooper, and Isaac Booker.
- Nominations for Chair: Roberta Semer; Michele Parker
Nominations for Vice Chair (2 positions): Polly Spain; Audrey Isaacs. [Steven Brown was nominated but later withdrew]
- Nominations for Co-Secretary (2 positions): Christian Cordova; Amy Hyman.
- The election will take place at the CB7 October 3 meeting, and the winning candidates will take office as of November 1.

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Community Session:

Brian Jenks

- Has resigned from the CB7 due to a move to Brooklyn expected later this year.
- Resigned in August so that the new member appointed to fill his seat may have a vote on the CB7 leadership under which she/he will serve.
- Appreciates the opportunity to have served – an "endlessly frustrating and wonderful experience."
-- Expressions of respect and appreciation from CB7 colleagues and constituents.

Christopher Riano – General Counsel of the State Liquor Authority

- Goals of the Authority include fostering economic development and enforcing laws re licensing and liquor consumption and distribution.
- Appreciation for CB7's service, from which the State benefits greatly.

Omar Vera

- Appreciation for the contributions of Andrew Albert and the public/rider members of the Metropolitan Transportation Authority board.
- M66 and M72 are the slowest cross-town routes in the system. The M66 in particular is a problem due to chronic congestion on the West 65th Street Central Park Transverse road.

Jennifer Zarr – Chief Librarian, New York Public Library's St Agnes branch

- Back to school event on 9/16 – showcasing many fall programs; story time resumes in September.
- Workshop 9/16 on how to archive and curate personal photo collections.

Yao Wei

- Announcing the service provided by his company that will receive deliveries and parcels for its customers when not at home – an automated parcel receipt service.
- Observed that he is the only person of Asian descent at the meeting.

Adrianna Alba – Children's Aid Society

- Enrolment under way for affordable child care for children 0-5 years on the Upper West Side and in Washington Heights and the Bronx.
- Seeking to hire teachers who are Early Childhood specialists.

Danny Perry – Director of Community Engagement for Independence Care System

- Company provides managed long-term care and a host of other services for seniors and people with disabilities.

Damaso Reyes – resident of West 104 Street between Broadway and Amsterdam Avenue

- Concern re broken sidewalk on the block – of particular concern for seniors and others with mobility challenges.
- Requests assistance to prod the landlord to fix the sidewalk.

Benjamin and Indigo of Hostelling International (on Amsterdam Avenue at West 103 Street)

- The hostel is located in a beloved and well-maintained landmark building.
- Biggest hostel in the United States.

- Mission includes role of travel in wider understanding among peoples and supporting tolerance.
- Promoting International Peace Day at the United Nations 9/27; Participating in "Open House NY."

Manhattan Borough President's Report, Diana Howard:

- Released a report on School-based mental health services in Manhattan.
-- Identified challenges and proposed solutions. Copies available at nyc.gov/manhattanbp
- Grants available from the Borough President's office to help support programming initiatives under the aegis of the Departments of Parks & Recreation; Education; Corrections; For The Aging, and Health & Mental Hygiene.
- The Maggi Peyton Art Gallery in the Borough President's offices is soliciting submissions from seniors.

Reports by Elected Officials:

Linda Rosenthal, NY State Assembly, (67th District):

- E-cigarettes: sponsored bills to ban sale to minors and requiring liquid nicotine be in child-protective packaging.
- Passed bill to prohibit E-cigarettes anywhere cigarettes are banned. Senate passed – expect Governor's signature.
- New bill would require online platforms such as AirBnB to disclose the specific apartments listed on their website. AirBnB does so in San Francisco, Chicago and other cities, but refuses in New York and continues to defy New York regulations on short-stay rentals and apartment-sharing.
-- AirBnB rentals interfere with the peaceful enjoyment of long-term tenants' homes.
- The "Summer of Hell" arising from track work at Penn Station was not as bad as it could have been.
- Cuts to the M104 bus service are a source of concern. The pattern of decreased ridership leading to service cuts leading to decreased ridership is a vicious cycle. Manhattan needs better surface transit, either through the Select Bus Service program or improved regular service.
- Attended the PS 191 ribbon cutting for its new building in Riverside Center.
-- Regrets that CB7 was not invited, especially given CB7's deep involvement in the advocacy that brought about that school building.
-- Arranged for \$100K for grants for new technology at PS 191.
- Working with the New York State Department of Environmental Conservation (DEC) to resolve complaints about rat infestations at area playgrounds. Promoting the use of dry ice as the most humane way to exterminate, despite it not being registered with the DEC as a rodenticide.
- Flu shots at the District Office on 10/13; mammograms on 10/17.
- Advocating for Menstrual equity building on the successful elimination of a tax on tampons.
- Elimination of Deferred Action on Childhood Arrivals (DACA) is reprehensible. The move punishes children who are established in our communities, work, pay taxes, and are an important part of society.
- Assembly passed the DREAM Act. Also supports the Liberty Act, which prohibits profiling based on suspicions that a subject is an undocumented immigrant.

Reports by Elected Officials' Representatives:

Marisa Maack, Office of Council Member Helen Rosenthal (6th District):

- Rat academy for building owners and managers 9/28 co-sponsored by CB7 at Redeemer Church West 83 Street.
- Funding "Big Belly" trash bins for playgrounds in Riverside Park playgrounds to reduce rat infestations.

- Monthly Housing Clinic resumes in the first week of October – opportunity for tenants to speak with lawyers.
- Council Member Rosenthal's Statement on the announced elimination of Deferred Action for Childhood Arrivals:

"Rescinding the Deferred Action for Childhood Arrivals (DACA) program is an act of cruelty and cowardice. Throwing hundreds of thousands of young immigrants into limbo isn't about the economy or national security, and it's certainly not about the rule of law; it's a play to nativism and bigotry, pure and simple. For the sake of the hundreds of thousands of families it directly affects and for the sake of our country's values, it must be resisted. I will work with my colleagues in the Council and with partners across New York City to support our DREAMers and to push for Congress to make this right."

Erik Cuello, Office of Council Member Mark Levine (7th District):

- Council Member Levine celebrates the passage of his bill to guarantee the right to counsel that will provide lawyers without cost for tenants in need who are facing eviction.
- Back to school block party a success. Contact the District Office to offer school supplies to those in need.

Yanni Trittas, Office of Assembly Member Daniel O'Donnell (69th District):

- Conducted a community survey during the summer – a great way to reach constituents who live distant from the District Office.
- "Summer of Hell" in Penn Station was aptly named.

Alek Miletic, Office of Assembly Member Richard Gottfried (75th District):

- Fresh fruits and vegetables program on-going at various locations.
- Electronics recycling at Union Square on 9/24 from 10-4.
- Hurricane Harvey recovery: information available on collection sites for donations; hoping for the best with Irma.

Tara Klein, Office of State Senator Brad Hoylman (27th District):

- Shred day at Penn South on 9/19.
- Parent and Family resource guide for back to school available at the District Office.
- Congratulations to Sen. Hoylman and his husband David as new fathers of Luci!

George Damalas, Office of State Senator Jose Serrano (29th District):

- Program on emergency preparedness – partnering with Governor's Office of Citizen Awareness and the New York City Office of Emergency Management on 9/7 at the St Agnes branch library.

Neal Reilly, Office of State Senator Brian Benjamin (30th District):

- On-going efforts to meet with constituents throughout the summer, including productive sessions with residents of Park West Village.

Brennan Ward, Office of State Senator Marisol Alcantara (31st District):

- Governor signed bills regarding SCRIE and DRIE (Senior Citizen Rent Increase Exemption and Disability Rent Increase Exemption) and equivalent tax abatement for homeowners.
- Bill to diversify writing rooms (i.e. pools of writers for television and film productions) passed the New York State Assembly and Senate – awaiting the Governor's signature.

- Street fair on senior health on 10/8.

Elie Peltz, Office of U.S. House Member Jerrold Nadler (10th District):

- Back in Session after recess.
- Rep. Nadler supports Deferred Action for Childhood Arrivals (DACA), and vows to be a part of any conversation on DACA as senior member of the Judiciary Committee.
- Introduced a Resolution of Censure against the President in the wake of his remarks after Charlottesville – 150 co-sponsors to date.

Michael Stinson, NYC Comptroller Scott M. Stringer's Office:

- Comptroller's Hispanic Heritage Month celebration 9/26 at Silberman School of social work in East Harlem.
- Marching in the African American parade in Harlem on 9/17 at 1 pm.

Jennifer Greer, Public Advocate Letitia James' Office:

- Participating in Senior Week at Senior Center on West 131st Street – 212-669-2179 – please RSVP

Gabrielle Dann-Allel, Mayor's Community Affairs Unit:

- The United States Attorney General Jeff Sessions announced that the President intends to end the Deferred Action for Childhood Arrivals (DACA) within 6 months. This will affect over 30,000 people enrolled in the program in New York City. The Mayor intends to support these New Yorkers.
- The Mayor's Office on Immigrant Affairs is seeking to resolve constituents' uncertainty about their status.
- The Mayor signed into law a group of bills aimed at improving Tenant safety protections, including increased fines for work done without permits and work done at unusual hours.
- "City Hall in Your Borough" will come to Manhattan the week of September 25-29.

Business Session:

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

1. Proposal to relocate the Citibike station in front of 585 West End Avenue to the east side of WEA at 88th Street.

Presentation by Andrew Albert:

- The proposal was the subject of a pre-meeting, at which the vote on the proposed resolution was a tie. A similar resolution was approved at the July Transportation meeting, subject to the absence of an objection from the synagogue on the corner (no objection was received after outreach).

Public Comment:

Dru Carey – resident of West 88th Street /West End Avenue

- Working with the Transportation Committee since February to relocate the Citibike station away from their building due to chronic traffic congestion, including the inability of emergency vehicles and Access-A-Ride and other vehicles to transit the block.
- Truly caused mayhem at 585 WEA and other buildings on the block.

- Concern about access – the existing bike rack is wider than a parked car, and creates a bottleneck. Trucks and commercial vehicles enter the block at Riverside Drive and cannot tell that passage is not possible until it is too late.
- Residents support biking – we just need a better place.
- Placing the Citibike station at the entry of the street rather than the exit makes it possible for drivers to assess whether they will be blocked.
- Synagogue has no objection.

CB7 Comments: One or more Board members offered one or more of the following points:

- Q: Concern about slippery slope of requests for relocating Citibike stations based on constituent opposition.
- A: The Department of Transportation (DoT) temporarily moved this bike rack because of construction on its original site.
- A: CB7 has received very few requests based on ambulances being unable to navigate a block.
- Process for siting stations included careful community involvement.
- The process may have failed in this case, but in general is thoughtful.
- New proposed location could present exactly the same problems and concerns.
- Concern among the committee members that this relocation will open the floodgates for future requests.
- It remains unclear whether the docking station is wider than a parked car – it depends on the car.
- Concern re double-parking as being the reason for the blocked access. Appropriate solution was offered in the form of a 2-car loading zone – constituents objected because of the permanent loss of parking.
- The congestion issues will not be cured by moving the Citibike station. We need to create a loading zone.
- DoT is not infallible – for example it proposed a Citibike station at West 81st at Columbus Avenue, which would have been a bad idea given the M79 bus route and heavy traffic. While DoT resisted for a very long time, it eventually saw that relocating the Citibike station to West 82 Street worked better.
- The new proposed site does not block a building entrance.
- While there is a siting process, this Citibike station was moved during construction on West 87 Street without any notice or process.
- The Synagogue met at the proposed relocation site with Chair Andrew Albert, and has raised no objection.
- This issue was brought to our attention by residents with personal knowledge – we need to listen to our residents.

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

VOTE: 24-10-5-0.

2. Proposed changes in the frequency of the M66 and M72 bus services.

Presentation by Andrew Albert:

- The resolution is in response to the continual diminution of bus service on the M66 and M72 routes – which have been experiencing a never-ending spiral of decline. Fewer riders leads to reduced service which leads to fewer riders.
- Improving service such as the M79 and M86 Select Bus Service increases ridership.

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- CB8 also calling for improved service on these routes for the opposite side of Central Park as well.

CB7 Comments:

- Q: Would making M66 become a part of Select Bus Service solve the issue?
- A: Hard to accomplish Select Bus Service on this route because the streets are narrow.
- Elderly and those with disabilities use buses in greater percentages.

*After deliberation, the resolution to **call for improved service** was adopted.*

VOTE: 39-0-0-0.

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

3. **18 West 74th Street, 5FL** (Central Park West) Application to the Landmarks Preservation Commission for enlargement of one rear façade window.

Presentation by Gabrielle Palitz:

- Many alterations were already made in other buildings in this grouping of row houses.
- Proposal to change one window on a rear façade that has already been modified.
- Proposal is to lower the sill to turn a window into a pair of French doors.

The Committee strongly recommends that some form of stone lintel be added above the bifold French door opening.

*After deliberation, the resolution to **approve the enlargement of one rear façade window** was adopted.*

VOTE: 37-0-0-0.

4. **124 West 88th Street** (Columbus-Amsterdam Avenues.) Application to the Landmarks Preservation Commission for a new front stair; enlargement of rear facade openings with new windows and doors; installation of mechanical equipment, roof hatch, and skylights on the roof.

Presentation by Gabrielle Palitz:

- Front façade modified significantly in the 1960s.
- Front façade is roman brick in a stacked configuration – much more modern appearance than its neighbors.
- Proposal is to align the doorway with the windows above, and to replace the window divisions in a way that would give a stronger balance to the large expanses of glass.
- Proposal seems reasonably appropriate to the vocabulary of this building.
- Rear proposal will change the fenestration while preserving masonry balance of solid to void. Not enlarging the rear footprint or facade.

CB7 Comments:

- Objection to configuration of the proposed stair from the parlor floor to the garden level. Exterior stair would be very different than all other buildings in the grouping/donut.
- The stair is not visible from the public way.
- The new proposed stair is obscured by a party/lot-line wall next door, and so would not be invasive.

- Concern that the recommendations made by the Committee in the resolution are not clear. Committee's recommendations should be clear and forceful.
- The resolution highlights various concerns throughout, and the final sentence re recommendations should be read as a summary, not a prescriptive list.

*After deliberation, the resolution to **approve the new front stair; enlargement of rear facade openings with new windows and doors; installation of mechanical equipment, roof hatch, and skylights on the roof** was adopted.*

VOTE: 34-1-2-0.

5. **321 West 103rd Street** (West End Avenue – Riverside Drive.) Application to the Landmarks Preservation Commission for façade restoration and work at the lower level and entrance.

Presentation by Gabrielle Palitz:

- Proposal to reconfigure the front areaway, change the railing from metal to stone; change front door and surround.
- Will return a rusticated brownstone surface on the lower façade.

CB7 Comments:

- Co-Chair Jay Adolf disclosed a close personal friendship with the applicant, but no pecuniary relationship.
- Board member Rich Robbins disclosed that he lives in the building next door.
- Neither disqualified from voting on the proposal, but both were thanked for their disclosures.

*After deliberation, the resolution to **approve the front façade restoration and work at the lower level and entrance** was adopted.*

VOTE: 37-0-0-0.

9. **72 West 69th Street** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for a handicap accessible lift and metal platform to provide wheelchair access for a new Physical Culture establishment.

Presentation by Gabrielle Palitz:

- Application to create an accessible street-level entrance to a gym whose main entrance is below-grade.
- Proposal is to install a glass-enclosed chair lift in the areaway.
- Glass is less intrusive to the character of the block than other solutions.
- Minimally appropriate – but no other options that are ADA compliant are possible.

*After deliberation, the resolution to **approve the handicap accessible lift and metal platform** was adopted.*

VOTE: 33-1-0-1.

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

6. **New applications to the SLA for two-year liquor licenses:**

- **155 West 62nd Street** (Amsterdam Avenue.) Big Top Works LLC, d/b/a Big Apple Circus, Damrosch Park, Lincoln Center.
- **21 West End Avenue** (West 60th Street.) Café 21, d/b/a Café 21.

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- **200 West 84th Street** (Amsterdam Avenue.) Westside Ratpack Inc., d/b/a Twin Palms.
- **506 Amsterdam Avenue** (West 84th Street.) Victor Ebadi, d/b/a Kureiji Inc.
- **2350 Broadway** (West 85th Street.) 217 W 85 LLC, d/b/a To be Determined.

Presentation by Michele Parker:

- 155 West 62 – Big Apple Circus – this application should be read as distinct from the issues discussed regarding the Big Apple Circus at the Parks & Environment committee.

CB7 Comments:

- Concerns at the Parks & Environment committee do not create a reason to oppose this application.
- Request that CB7 members will read the minutes of the 8/2 Parks & Environment meeting concerning the Big Apple Circus (BAC), which highlighted:
 - -- the old BAC was a not-for-profit whose name and assets were purchased by a for-profit entity.
 - -- some neighbors perceive the lease to the new BAC as interfering with the agreement to return use of Damrosch Park back to the community with few exceptions.
 - -- Lincoln Center for the Performing Arts (LCPA) entered into a new 10-year lease with the for-profit BAC.
 - -- Not at all clear whether or how the Department of Parks & Recreation (DPR) reviewed the new lease, or whether Parks followed protocols or knew this was a for-profit operation.
 - -- amount of income received by LCPA was withheld.
 - -- the new BAC has promised multiple performances at which tickets will be only \$10 at least in the first year.
- Application for an on-premises liquor license was transparent and does not implicate these concerns.
- Proposal is to serve alcohol only in the tents during performances.
- Committee was assured there would be free tickets for community and school groups in addition to lower-priced performances.
- Urging the new BAC to continue two of the programs the former BAC performed – free performances for kids with sight and hearing impairments, which were outstanding, and "Clown Care," through which circus clowns visited local hospitals to entertain patients in the pediatric wards.

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

VOTE on all applications in this group except the Big Apple Circus/155 West 62 Street: 37-0-0-0.

VOTE on the Big Apple Circus/155 West 62 Street: 35-0-2-0.

7. **768 Amsterdam Avenue** (West 98th Street.) Guacamole Midtown Corp, d/b/a Guacamole Taqueria.
Application to the SLA for a two-year liquor license.

Presentation by Michele Parker:

- The applicant initially agreed to withdraw application, but has now indicated it will proceed.
- At the Committee's 7/12 meeting, the applicant agreed to stipulations including soundproofing.
- Concern that the application includes alcohol service in the rear yard, surrounded by residential tenants.
- The stipulations agreed by the applicant to be included in the Method of Operations (which form a part of the license) were arrived at in consultation with area residents, and include:
 - -- terminating alcohol service from Sunday through Thursday at 2 am; Friday and Saturday at 4 am.
 - -- no alcohol service in the rear yard (just food service).
 - -- HVAC to be updated.

- -- investigating sound proofing umbrellas for eventual rear yard service.
- -- installing sound proofing on the interior ceiling using foam inserted inside ceiling.
- -- keeping the music at a background volume
- .

CB7 Comments:

- Elimination of service in the rear yard will be a part of the Method of Operation on the license, and thus can be enforced by the Police.

*After deliberation, the resolution to **disapprove unless the enumerated stipulations were included in the Method of Operations attach to the license** was adopted.*

VOTE: 36-1-0-0

New Unenclosed Sidewalk Cafés:

- 8 . **2309 Broadway** (West 83rd – 84th Streets.) New application #8529-2017-ASWC to the Department of Consumer Affairs by The Pickle People, LLC, d/b/a Maison Pickle, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 15 seats.

Presentation by Michele Parker:

- Original application was for the side street on West 84th Street, and drew significant community opposition.
- The applicant withdrew its side street application and expanded its request for a café on Broadway.
- Proposal is to allow a Broadway café that does not extend further than the café of the neighboring 5 Napkin Burger establishment, which is a slightly bigger footprint because the applicant's entrance is recessed.

CB7 Comments:

- The community attending the meeting was satisfied with the compromise and grateful for the applicant's accommodations.

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

VOTE: 37-0-0-0.

The meeting was **adjourned** at 8:40 pm.

Present: Roberta Semer, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Tina Branham, Steven Brown, Elizabeth Caputo, Joshua Cohen, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Catherine DeLazzer, Mark Diller, , Sheldon Fine, Benjamin Howard-Cooper, Meisha Hunter Burkett, Amy Hyman, Madelyn Innocent, Audrey Isaacs, Genora Johnson, Natasha Kazmi, Blanche E. Lawton, Ira Mitchneck, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Jeannette Rausch, Richard Robbins, Suzanne Robotti, Madge Rosenberg, Melissa Rosenberg, Peter Samton, Susan Schwartz, Ethel Sheffer, Polly Spain, Howard Yaruss, George Zeppenfeldt-Cestero **Absent:** Isaac Booker, Page Cowley, Robert Espier, Miki F. Fiegel, Sonia Garcia, Marc Glazer, Lillian Moore, Seema Reddy, Katie Rosman, Mel Wymore

HEALTH & HUMAN SERVICES COMMITTEE

Madge Rosenberg and Catherine Delazzero, Co-Chairpersons

September 26, 2017

Present: Catherine DeLazzero, Madge Rosenberg, Christian Cordova, Robert Espier, Sheldon Fine, Sonia Garcia, Amy Hyman, Audrey Isaacs and Genora Johnson. Non-Committee Members Present: Mark Diller, Michelle Parker, Susan Schwartz and Roberta Semer, Chair.

June committee discussion of the possible repeal and replacement of the Affordable Care Act (ACA) and its impact on Medicaid made it important to follow up with a panel discussion with legislators and advocates to understand the possible impact on seniors and persons with low incomes and/or disabilities.

- Who has been entitled to Medicaid in NYS?
- What governmental entities have funded Medicaid in NYS?
- What services have been provided by Medicaid in NYS?
- Has NYS enhanced basic federal Medicaid coverage?
- What will be the impact of anticipated federal legislation on federal funding for Medicaid & other programs providing health care for seniors, & persons with low income &/or disabilities?
- What NYS programs providing health care for these persons do we anticipate will be affected by anticipated reduction in federal funds?
- Who do we anticipate will be eligible and who do we anticipate will not be eligible for Medicaid & other health programs under anticipated federal legislation?
- For what federal and NYS legislation and allocation of resources should we be advocating regarding funding for health care for low income New Yorkers?

Richard Gottfried, NYS Assembly Member, Chair of Assembly Committee of Health

Medicaid Entitlement

- NYS covers more people than any other state.
- Income eligible persons: low income adults, children, older New Yorkers to cover the gap in their Medicare coverage. Long term care, nursing home or home healthcare.
- Elderly and disabled make up 20% of the population and about 70% of Medicaid spending

Funding

- State and federal and local governments fund Medicaid.
- Federal reimburses 50%. State 25%. Local share 25% based on a 1965 formula.
- Health and Hospitals paid for the poor in 1960s
- Local share is being phased out and capped at 10%.
- Federal government waves restrictions under Medicaid if money is saved allowing state to keep part of savings (i.e.: home care instead of nursing homes.).
- Documented immigrants are funded Medicaid. Children are covered by CHIP. Undocumented immigrants over 18 are not covered.

Services

- NYS continued to pay for abortions after 1997 when federal legislation changed
- NYS covers more home health care than any other state including Long Term Care (LTC)

- Minnesota and NY are the only two states that participate in a basic health program under ACA. Federal government gives high percentage of coverage if states provides care to low to moderate income individuals.
- New York was covering 250,000 immigrants without matching funds. ACA gives matching funds, saving NYS \$800M a year.
- NYS covers legal immigrants as a result of court appeal decision even if they are not qualified to get matching money.
- Undocumented immigrants' children under age 19 receive care under Child Health Plus (CHIP).
- Healthcare is provided under Deferred Action for Childhood Arrivals (DACA).
- Medicaid recipients must be on a health plan.
- Drugs are optional and are covered since the inception.
- NYS is at risk of losing \$3-\$4 billion per year under block grants. Block grants are never as big as programs it replaces and are not expansive.
- Graham Cassidy formula would have taken a lot of money from New York.
- If Medicaid expansion is limited, NYS would lose \$3 to 4 billion. Block grants do not allow programs that it replaces to grow.

Genora Johnson, committee member and parent of child reliant upon federal benefits due to his developmental disabilities.

- Genora has a 35 year-old son with Downs Syndrome. Cuts would be devastating to the developmentally disabled.

Kimberly Libman, Director, Prevention & Community Development, NY Academy of Medicine, Institute for Urban Health

- Medicaid is an entitlement program. The State is required to provide health coverage.
- Category of community services other than direct healthcare covered under Medicaid would be at risk in a block grant which raises costs and lowers funding. Home and community services would be particularly at risk.

Margaret Puddington, Chair of Family Support Committee of the Office for People with Developmental Disabilities, & Chair of Manhattan Family Support Services Advisory Council.

- Her son, Mark is 37 years old and has an intellectual disability. He lives in a residence with other individuals who have similar life-long conditions, some needing one to one care.
- Neurological conditions include mental retardation, autism, epilepsy. Medicaid pays 90% of services and 10% are covered under state grants. Each year 1200 additional patients need services.
- Services to individuals with these conditions are at risk under block grants.

Paul Freitag, Executive Director, West Side Federation of Senior & Supportive Housing.

- WSFSSH has existed for 40 years, 25 buildings, 2,000 apartments.
- Housing offers health care in more effective ways and makes people need less services.
- Stable housing can contribute to stable health. Home attendants help organize and stabilize, lessening expenses of Medicaid. Block grants would inhibit receiving needed services, such as home attendants and transportation services.

Community questions and comments

Community Board 7/ Manhattan

Marilyn McLaren – What was income requirement to live in a WSSFSH building?
Almost all residents qualify for Medicaid.

Pool Income Trusts for people who make over the Medicaid threshold but not enough for living expenses cover costs of home health aid for the disabled and seniors. Supplemental needs under the Pool Trust would require paying fees. Health department needs to give information in plain language and explain how to apply and approval mechanism.

Danny Perry, Independent Care Systems says a long term care managed care program works with its members with regard to Pool Trusts and agreed to discuss further after the meeting.

Jose Virella, Chief Financial Officer, William F. Ryan Community Health Center.

- Ryan is a federally qualified healthcare center (FQHC) and has been serving the community for 50 years. Sixty percent of their patients receive Medicaid.
- Current challenge is strategizing because of the risk of losing 330 grant funding, which is based on proven efficiency, on September 30th. Congress has neglected renewing this legislation.
- Work with Community Healthcare Association of New York State (CHCANYS) and National Association of Community Health Care Centers. (NACHC).
- Fern Fleckman recommends advocacy through these websites.

Audrey Isaacs asked panelist what can CB7 HHS Committee do.

How to Advocate

- Jose Virella six go to Albany and Washington to advocate even if people think they have support. Hold legislators accountable. Visit NACHC.org. and CHCANYS.org and go to their advocacy page
- Paul Freitag – Use affordable housing as an affordable health care center. New senior housing on 108th Street will have an FQHC. Advocate through Liveon NY, Supportive Housing Network. Seniors who go to Saving Medicaid demonstrations to feel empowered.
- Dick Gottfried spoke about the NYCare Act, Single Payer Bill. He stated there were 21 senate co-sponsors and it's closer than ever to pass. Gov Cuomo supports Bernie Sanders bill and is looking at cost factor for NY. Work with advocacy groups such as NY Legal Assistance Group, Community Service Society, Community Healthcare Association of NY.
- Kimberly Libman - Proposed federal cuts to nutrition SNAP and WIC – affordable housing – NYCHA. Advocates reducing proposed federal cuts to SNAP and WIC
- Margaret Puddington – Support pay raise for the care givers to mentally challenged – to keep their salary above the minimum wage level. Block grants can freeze wages, and staff will leave for better pay jobs bringing back warehousing people in large institutions.
- Genora Johnson – Keep informed about the Manhattan Community Council

Q & A

Manuel Casanova – What are we doing as a state to safeguard money in case of a catastrophic cuts?

Assemblyman Gottfried – There is no money to put away. There are two things that can be done (1) raise taxes or (2) cut school and healthcare aid. Health Department and budget office look for the least damaging ways to

cut Medicaid with the least impact. Single payer bill is one of the things to free up money in healthcare because it cuts administrative costs.

James Gibaldi – Thrive NYC – Mayor’s Office . Dealing with people on DACA. Overlap issues.

Elizabeth Kellner - Governor is shifting to performance based reform, payment based on outcomes DSRIP program. Reimbursement is still based on volume.

Jose Virella - Invest in infrastructure, quality and work with partners Ryan has sliding fee scales because they are and FQHC

Marilyn McLaren - How will single payer affect seniors

Assemblyman Gottfried: Medicare gap will disappear. Medicare program will be folded into the NYCare Act. Also the Medicaid program would be folded as well. Doctors and patient will not know the difference. Criteria for care will be clinical, not economic. It would cover long term care and use federal matching money.

Mark Diller – Each hospital has different prices for different services.

Assemblyman Gottfried - Medicaid program is the lowest level payer. Medicaid payments are higher than before – next wrung Medicare. Commercial insurance pays at a higher level.

Manuel Casanova: Why can’t a hospital give you a bill upon leaving the Emergency Room.

Assemblyman Gottfried: Hospitals are powerful institutions. No procedures are the same. They have almost no regulation on what they do other than when dealing with Medicaid and Medicare

The meeting ended at 8:42pm

LAND USE COMMITTEE

Richard Asche and Page Cowley, Co-Chairpersons
September 27, 2017

The meeting was called to order by Land Use co-chair Page Cowley.

Present:

LU Committee Members: Page Cowley, Co-Chair, Semma Reddy, Ethel Sheffer,

Board Members: Mark Diller, Roberta Semer (CB7 Chair)

Absent: Richard Asche, Co-Chair, Louisa Craddock, Sheldon J. Fine, Jeannette Rausch, Peter Samton, Howard Yaruss

Non-Committee Members of CB7: Mark Diller

Agenda

1. 95 West 95th Street, Columbus House (Central Park West – Columbus Avenue.) Application M 920493 (J) ZAM to the Department of City Planning for a modification of the previously approved West Side Large Scale Development within the former West Side Urban Renewal Area, pursuant to Zoning Resolution Section 98-06(b)(3). The application will facilitate an enlargement with commercial and community facility floor area (27,544 square feet) on the first two floors of an existing mixed use building.

Jeffrey Mulligan from Kramer Levin Naftalis & Frankel, attorneys for the project, gave a summary of the current status and introduced members of the current design team. Daniel Goldner of Daniel Goldner Architects as the Architect of Record, MPFP, Landscape Architects, and from Capalino & Partners representing the owner, and Scott Alper, President of The Witkoff Group LLC.

This is the third time this project has been presented with revisions to the proposed entrances and retail design presented each time. This current design includes 15,600 sq. feet of retail and 11,900 sq. ft of new and updated community space. This revision now shows the community space adjacent to the elevated outdoor garden, with modesty fencing and planting to separate apartments with private patios from the public view. Since the last presentation several years ago and most recently, The Witkoff Group and Daniel Goldner Architects have met with the Tenants Association on several occasions.

Another important issue that has been revised since the last proposal is that all existing street trees that will remain by modifying the retail façade and store entrances with recesses to maintain maximum pedestrian width of the pavement and ample space for circulation around tree pits/wells.

There are now 5 retail units, reflecting the desire and current requirement to have smaller retail units to diversify the retail level storefront window displays and frontage, benches have been added to encourage use of the wider sidewalk and retaining the mid avenue access to the center of the lot where the apartment entrance is located. This provides access to both Columbus Avenue and 95th Street, Lastly, the garage entrance has been reduced to a single entrance, not two and the access ramp has been narrowed eliminating the previous and wider curb cut and vehicular entrance width, with the entrance and exit on 96th street.

The project also will use two levels of retail, with the individual store units having two floors, not two separate levels of retail space. The retail height is now limited to 20'-0" along Columbus Avenue.

Ashley Wilson, the Project Manager from Daniel Goldner Architects presented the details of the project and the material palette that has been completely redesigned and reconsidered, including the mid-avenue corridor that will now be covered and include lighting along the corridor and on the street and apartment entrance plaza. This accommodation was to maintain the resident's easy and visual access to both Columbus Avenue and 95th Street

The following persons made comments or asked questions about the proposed design with the CB7 questions during the public session of our meeting and the Design Team's responses provided in italics. Please note that given the number of questions and comments, these notes are brief reflecting subject matter as best as could be recorded.

Eleanor Seeps, Tenant

What type of retail will be on the corner (96th Street) site?

Response: No details or commitment has been determined at this time.

How will the modified open space be maintained? There is often debris and trash that collects around the building. Can new trash receptacles and bike racks also be provide?

Response: Although this is not a Privately Owned Public Space (POPS), in working with people at the Dept. of City Planning has asked for and encourage details and design criteria of POPS type spaces in this series of modifications. Yes we will look at the trash and bike rack requirements as requested.

Thomas Perry, Acting Chair of the Columbus House Tenants Association

I can confirm that our group has worked with the Witkoff team over several months reviewing not only the modifications but also binding agreements that codify requirements and obligations. The Agreement with our Tenants Association was signed March 16, 2016 and includes rent stabilized tenants. 67 units were present at the vote with 1 vote in opposition. This Agreement was further amended as of August 27, 2017.

CB7 Question: How many units in total are there? Mr. Perry said he would provide that information to our District manager, Penny Ryan.

We have also dropped our legal case and the Owner has responded and agreed to requirements we have with regards maintenance within the building.

The Tenants Association requested the link from Columbus Avenue to the Residential Entrance as this gives direct access to the bus stop across the street. We are also pleased with the arrangement that the garage will remain private for tenants only. Lastly Mr. Perry further confirmed that the Tenants Association was in favor of the project as presented.

Jim Victorine, Tenant

Mr. Victorine's primary concern was the updating of By-laws for rent stabilized tenants and that these were in compliance and the standards were met by this design and project.

Michael Grossman, West 84th Street Block Association

Given that this will be a three year project both for final permitting and construction, he had several concerns:

1. Will there be excavations of the existing basement or enlargement of the cellar where parking is now provided.

Response: There will be no expansion of the current garage configuration as the garage is a complex series of levels that will not be modified.

2. Can you describe the connection of the 2nd floor retail space and how or if these are connected to the retail spaces below?

Response: There is a separate entrance to the north of the mid block passageway with an elevator and a staircase. These upper level units will be separate from the ground floor units.

3. What requirements and good construction practices will be implemented during construction regarding safety access to the entrance and garage, street deliveries for the construction, street closures of traffic and bike lanes?

Response: The safety criteria will abide by best practices, OSHA Safety standards and those mandated by the Department of Buildings, Dept. of Transportation and any other city agency with oversight and permit regulation of this project.

4. How will this information be distributed to tenants during the course of the work to assure that the project conforms to means and methods standards mandated by the Department of Buildings and other city Agencies?

Response: Periodic Reports will be provided and postings routinely issued to tenants via the management office. CB7's Ethel Sheffer also commented that with large projects, such as this with tenants in residence during construction that CB7 does have the ability via their Construction Task Force, led by our District manager, Penny Ryan to assist with communications and other matters.

Eric Neilson, Tenant

Was there any environmental review process executed by any agency that this project complies?

Response: There was an Environmental Assessment Statement that is required with the ULURP Application. There was a negative declaration issued for this project. The next step with regards review is the completion of the Construction Documents that will be submitted to the Department of Buildings for their review and approval which will issue the Construction Permits.

Will there be any service interruptions to tenants during the course of the work?

Response: There will be safety barricades and areas that will be off limits. There may be some service change-overs, but they will be scheduled and tenants notified. At this time, we do not expect any.

Eugenia Wiltshire, Tenant

When will the project start?

Response: We do not have a schedule, but we hope sometime next year.

Jerry Brooks, Resident, Columbus House Resident

What construction will take place within / over the garage? By the way, we are pleased that the garage will no longer be a public parking garage and will remain private for the tenants /residents only.

Response: There will be some modifications to the entrance and during those times when spaces are impacted, the owner has agreed to relocate that tenant to a temporary parking garage within ½ block or 1 block and pay for the cost of that space as a temporary measure. The tenant will then be able to return to the garage once the requisite work is completed.

Roger Brown, Resident, West Side neighbor

My concern and question is about the adjacent garden at the parking deck. What will the view be or privacy be provided?

Response: There are provisions for both landscaping in combination with fencing.

What measures will be taken during construction or any HVAC equipment placing and rigging?

Response: Any hoisting and rigging will comply with Department of Buildings and Department of Transportation and any other regulations regarding placement of equipment over a public thoroughfare.

Vermin / rat and bug infestations are likely to increase, what measures will you take to eliminate this control and maintain treatment after construction?

Response: We will follow good construction practice measure required by various NYC agencies.

Lastly, what about the leaks in the retaining walls? We have complained on numerous occasions to Century Management, but have had no response.

Response: We have had no notice of this problem / complaint. We will check with our management component of our Group and get back to you.

Charlene Denizard, Tenant

I have worked with our board and there are procedures that need to be followed – principally house rules – throughout this construction project. There have been issues with noisy occupants not sure if they came from this building or where in the building, but this needs to be controlled. Will you follow up on this?

Response: Yes

I have two other unrelated questions: Why do we need more retail units? We already have numerous retail vacancies on Columbus Avenue? Will you be securing these tenants before construction?

Response: We have followed the new retail guidelines as close as possible and are targeting and hopeful for the right size tenant. We are currently tracking deals and how they are trending so we will be well placed when construction is completed.

One last question, where the restaurant space is now, will there be anything on top of the separate building?

Response: the retail space will be two stories along the entire frontage of Columbus Avenue with separate retail establishments on each level. There will be mechanical equipment on the roof but this will be located remote from the adjacent tower.

Anne Cottavoz, owner Columbus Naturals Store

I have been the owner and manager of this store for 23 years. I have a signed lease with the owner and will move to one of the existing of the retail spaces while my space is constructed and return to the corner site on 95th Street.

Anna Gonzalez, Tenant

I have a question regarding the entrance to the garage and the management? Will there be just one door? Who will manage and operate the entrance? Did you retain a parking consultant?

Response: There will be staff to direct the flow of traffic to and from the entrance ramp. No parking consultant was retained. The garage will remain for tenant parking only. Although we have a parking application for public parking that was approved, this permit is up for renewal in November and we are going to let it lapse. There will be no change to the number of cars that can park at this facility

Leslie Burns, Tenant

So you will not renew the Public parking permit?

Response: No we will not.

Regarding the public Space accessible from 95th Street, what will it be constructed of and how will it be maintained?

Response: This recessed entrance is not a bonus space and it does not fall into the category of Privately Owned Public Space (POPS). The Dept. of City Planning recommended certain amenities that be designed and incorporated, some benches, plantings, lighting, but designed in such a way that the public will recognize this as private space. Rick Parisi is the landscape Architect for the project and there will be plantings and trees as well as hard-scape paving leading to the entrance, as the rendering indicates.

But the space is accessible to the public how will this be controlled, it is not controlled now.

Response: It will be designed and its appearance will be part of the new entrance court for the building, the same as the passageway to Columbus Avenue.

Seeps

CB7 Comments & Questions:

Ethel Sheffer, Land Use Committee

First, I am glad things have been worked out with this design and that the residents have recommended that this revised amendment to the Department of City Planning. With regards to the open space, is there concern or provision for security. This follows on some of the comments regarding the access to the public and any “well known dangerous character” that knows good places to loiter. Will there be video monitoring? Or surveillance monitors from the residential /concierge desk to watch this space more closely?

Response: Yes, the attendants on duty can monitor the space and use.

What are some of the features that Dept of City Planning recommended?

Response: primarily ADA access through the grade level and elevator access to the second floor retail.

Can you describe the large blocked out areas above the retail spaces / entrance? Are these shallow canopies?

Response: No these are placeholders for signage

Page Cowley, Co-Chair Land use Committee

First I want to congratulate this team for returning what promises to be a much better plan n design. Third time is the charm. Also, maintaining the quality of the materials, sensitivity to the tenant’s privacy and even the mid-block connection while maintaining a level grade throughout has been well coordinated. As the passageway will be covered by the second level of retail, security may well become an issue an issue and perhaps a design for gates can be incorporated now so it does not become an ad-hoc feature later.

Mark Diller, CB7 Board Member

Just to follow on the security issue, there is a homeless population that does still exist in our neighborhood, this passageway could become a safety issue at night or during dark days. As it is covered, in cold weather this will become a particularly desirable space for the homeless. Although lighting has been suggested and the storefront windows will also be along either side, these stores may not be 24 / 7 operations and could be dangerous for the passing public. A solution should be considered now.

Thomas Perry, Tenant

We worked hard and wanted the passageway. Depending on the tenant operation, this could be adapted for use as an outdoor café, seating for certain tenant customers, increased lighting and even solar powered lighting could be incorporated. The tenants want this connector and the width of this has been enlarged to make it safer. We appreciate the CB7 concerns, but I am sure that these concerns are design issues that can be addressed.

Eleanor Seeps, Tenant

This discussed has raised additional questions and asked the following: :

Will this building remain a rental?

Response: yes

She added that she hoped that this does not follow the sage of 175 West 95th Street that took ages to resolve [the Starrett owned building that was converted to condos]and construct.

Also there are many folks that suffer from asthma and old age so what are the impacts of any exterior work that could impact light and air quality?

Response: The exterior work will follow the NYC Department of Buildings Façade Inspection Safety Program (FISP) requirements. These are performed with requisite scaffolding, sidewalk bridge, and rigging. There is nothing on the tower that needs to be done now.

Lastly, with regard the security of the ground floor open space and corridor, could the doorman/Night Attendant have a panic button of sorts to both alert and deter any security safety issue. Also this space should be designed as a toddler garden too as this adds surveillance for this area and would be a welcome use of the open space.

Page Cowley, Co-Chair, Land Use Committee

Could they study and incorporate the design and placement of any gates that may be installed at both ends of the passageway, in the event this needs to be closed off for any security, maintenance or safety reason, the design and placement would be integral and in place before an incident does occur.

Also that as this project moves forward into the construction documents and filing phase, there are inevitable changes that sometimes take place. This set should be sent to the attention of the District Manager, Penny Ryan at the CB7 offices. Could the owner please provide CB7 with the filed and completed set of the basic design elements providing at a minimum, the existing and proposed plans, existing and proposed sections, and relevant details for the ground floor, façade, passageway, pavements and planting details / garden areas, lighting and seating?.

Response: Mr. Alper said yes

Final comments from the Design Team:

In summation, Mr. Alper stated that they are very receptive to the comments and suggestions and will follow up with Daniel Goldner and have a walk through again of the proposal design and the site.

They will also reach out to the CB7 for any revisions and notify us of any changes.

They will design and look into security issues and review these with the Columbus House Tenants Association and consider gates, supplemental lighting measures to be designed and incorporated into the design now regarding the privacy and access routes through the entrance court and passageway. Any changes will also be forwarded to the CB7 office for our records and files.

As there was no quorum, no resolution was drafted

A second Land Use Meeting is scheduled prior to the Full Board Meeting on Tuesday October 3 at 5:30 pm

The meeting was adjourned at approximately 8:45 pm.

Respectfully submitted by Page Cowley.

CB7 Land Use Committee Minutes

3 October 2017

Pre-meeting Prior to the Full board at 5:30 pm

The meeting was called to order by Land Use co-chair Page Cowley.

Present:

LU Committee Members: Page Cowley, Co-Chair, Louisa Craddock, Sheldon J. Fine, Jeannette Rausch, Semma Reddy, Peter Samton, Ethel Sheffer,

Non-Committee Board Members: Mark Diller, Roberta Semer (CB7 Chair)

Absent: Richard Asche, Co-Chair, Howard Yaruss

Agenda

1. 95 West 95th Street, Columbus House (Central Park West – Columbus Avenue.) Application M 920493 (J) ZAM to the Department of City Planning for a modification of the previously approved West Side Large Scale Development within the former West Side Urban Renewal Area, pursuant to Zoning Resolution Section 98-06(b)(3). The application will facilitate an enlargement with commercial and community facility floor area (27,544 square feet) on the first two floors of an existing mixed use building.

Given that the project had been heard and debated in detail and members of the committee had been provided digital distribution of the project drawings, it was agreed that Jeff Mulligan from Kramer Levin Naftalis and Frankel, representing the project and design team could do a “page turn” to quickly brief committee members who had not benefitted from the earlier presentation.

Page Cowley then gave a summary of what some of the issues that were raised by tenants and neighbors adjacent to the project at the September 27, Committee Meeting.

There were some questions and comments, but the result was distilled to the following statements made by each member of the committee.

Seema Reedy: This is a huge improvement. The project is well thought-out relative to what is there now

Sheldon Fine: All of committee’s major issues appear to have been addressed particularly those of the Columbus House Tenants Association. Significant improvements were made over the intervening time between this proposal and the previous version. I can support approval.

Janette Rausch: Also appreciated the amount of effort and resolution of difficult aspects of the site plan configuration. Was concerned about the security and narrowness of the passageway, even though well lit was an intimate space with just sufficient space for two people to pass comfortably. Over all the design was much improved and could support the project.

Louisa Craddock: This body of work represents good solutions to significant existing conditions and design problems, like the center mid-block access passageway and connection to the courtyard at the residential entrance. It is much appreciated that the garage is now solely for tenants as that eliminates many previous issues. My hope is that the quality of this presentation and proposal will be maintained throughout the design and construction of the project. Lastly, I am very encouraged that the owner will continue to work with tenants, and the community.

Page Cowley: In granting what will be a unanimous approval to move forward, we ask that the applicant provide a set of documents recording any changes prior to issuance of the bid documents for construction. And that the owner and project team will continue to meet with tenants / residents to discuss on-going open issues regarding logistics and staging of construction, and measure to provide security and surveillance to the open spaces connecting the mid block passageway to the residential entrance court.

Peter Samton concluded the remarks by stating that he was okay with the project and optimistic about the retention of the street trees, but wanted further consideration regarding the adequacy of the depth and proximity of the trees to the new build-out. While the recesses might help the trees, he indicated that these should be further studied but gave approval for this stage of the design and the overall project.

Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee approves the Application M 920493 (J) ZAM to the Department of City Planning for a modification of the previously approved West Side Large Scale Development within the former West Side Urban Renewal Area, pursuant to Zoning Resolution Section 98-06(b)(3). The application will facilitate an enlargement with commercial and community facility floor area (27,544 square feet) on the first two floors of an existing mixed use building.

Land Use Committee: 6-0-0-0

Non-Committee Board Members: 2-0-0-0

Respectfully submitted by Page Cowley.

PARKS & ENVIRONMENT COMMITTEE

Klari Neuwelt, Chairperson
September 28, 2017

The meeting was called to order by Co-Chairs Andrew Albert & Howard Yaruss at 7:03 P.M.

Present: Andrew Albert, Howard Yaruss, Isaac Booker, Elizabeth Caputo, Joshua T. Cohen, Ken Coughlin, Miki Fiegel, Marc Glazer, Lillian Moore, Richard Robbins and Suzanne Robotti. **CB7 Chair** Roberta Semer **Non-committee board members:** Mark Diller, Michele Parker, Susan Schwartz. **Absent:** Elizabeth Caputo. **On Leave:** Miki Fiegel, Lillian Moore.

260 West 73rd Street

The revocable consent for a new stoop at 260 West 73rd Street was heard, Eamir Sehic presented for the owner. The stoop would align with other existing stoops on the block. Marcel Rosenblatt, a 73rd Street resident, expressed concern with the loss of existing sidewalk space. She wondered if all permits had been granted for this work. Mr. Sehic said that permits from Landmarks & DOB had already been obtained. The committee approved the request.

Resolved that CB#7 approves the request by JTSA & KTSA for a revocable consent to construct and use a new stoop for 260 West 73rd Street.

Vote: 6-0-0-0. NCB: 2-0-2-0.

2 West 77th Street

The committee discussed the request for a new revocable consent for a sidewalk plaque to commemorate 90 years of the Macy's Thanksgiving Day Parade. The new design is similar to the one CB7 approved last year, but is now slip-resistant. Ken said he would again vote against the plaque, as it represents sidewalk advertising. Andrew mentioned that the block association, as well as the NY Historical Society were both in favor of the plaque. Su said it was an eagerly-anticipated event each year, and brought many people to the West Side. After more discussion, the committee voted to approve the new design.

Resolved that CB#7 approves Macy's request for a revocable consent to construct, maintain, and use a new sidewalk plaque at 2 West 77th Street.

Vote: 5-2-0-0. NCB: 2-0-2-0.

P.S.#145 Play Street

The Bloomingdale School, P.S.#145, is requesting a temporary playstreet on West 104th Street between Columbus & Amsterdam Avenues, while their playground is being renovated. The renovation will likely occur between November, 2017, and March, 2018. The playstreet would be in effect Mo-Fri, 10 AM-2 PM, on school days. Jeffrey Lung presented for the school. Michael Riley, a landlord and resident of the block asked how his contractors and equipment deliveries would be handled, as those hours are the times when his workers are likely trying to access the block. Andrew asked if personnel would be stationed at both ends of the block to allow emergency vehicles, access-a-ride vehicles, etc., should there be an emergency or medical need. Mr. Lung stated they would absolutely have people at both ends, in communication with the school at all times the block would be closed. It was asked if they could alternatively use 105th Street, instead of 104th Street. As 105th Street is narrower, it would not work. It was mentioned by Mr. Riley that vehicles would have to travel all the way down to 97th Street to get back to 104th Street, as two superblocks are involved between these areas. The committee voted to approve P.S.#145's request for a temporary playstreet.

Vote: 7-0-0-0. NCB: 2-0-2-0.

250 West 64th Street-Lighthouse Guild for the Blind

The request is for two spaces in front of the Lighthouse Guild's premises to be designated "No Parking", so the access-a-ride vehicles that drop off and pick up customers there can access the curb. Lester Marks gave the presentation for the Guild. Patricia Ryan, President of Amsterdam Addition Houses told the committee that between this request and Citibike's stand in the area, many parking spaces are being lost. She recommended that CB7 move the Citibike stand on that block to one of three locations: 64th St & Amsterdam Avenue, 65th Street by LaGuardia HS, or the north side of 64th Street at West End Avenue. It was explained to Ms. Ryan that the moving of a Citibike location must be posted and notice given to the community, but that we would look at the locations she is suggesting and report back at the next transportation committee meeting. The committee voted to approve the Lighthouse Guild's request for two "No Parking" spaces in front of their premises.

Vote: 7-0-0-0. NCB: 2-0-2-0.

Newsstand - NW Corner Broadway/102nd Street

The applicant for the newsstand was not present, so the committee passed a protected disapproval, pending hearing from the applicant prior to the full board meeting on Oct. 3.

Vote: 7-0-0-0. NCB: 2-0-1-0.

New Business

Hal Weiner, of the Coalition for Intro 1657, which deals with having a second operator on double-decker buses, spoke to the committee. He, and Lionelle Hamanaka, spoke of the danger in having only a driver on double-decker tour buses, as there are blind spots in the road that are not visible to the driver, but are visible from the top deck. The other licensed operator on the top deck communicates with the driver, and warns of any danger ahead. Intro 1657 mandates a second operator, and is sponsored by City Council Transportation Committee Chair Ydanis Rodriguez. Committee members said there are sometimes things in Intros that are not apparent from the titles, and it would be good to have a representative from Councilman Rodriguez's office come to a committee meeting and speak about the bill. No action was taken, as we will try to get someone to the next meeting to speak about Intro 1657.

Filming Locations - West Side

Mike Meisner, a resident of the 101st St/West End Avenue area, reported that there are far too many films being made in his area, specifically on West End Avenue, West 101st Street, and Riverside Drive, and blocks are overtaken with film trucks, belching diesel fumes, and loss of parking. It was pointed out that having filming in New York City was an economic boon to the city, and Mr. Meisner said he'd like to see statistics. He asked that we limit filming in the neighborhood. Susan Schwartz said that she knows from personal experience the number of jobs the film industry brings to the city. Colleen Chattergoon, of DOT, said that the Mayor's Office of Film, Television does not consult with DOT before placing signs on city streets to notify residents to move their cars prior to the day or days of filming. Mr. Meisner asked what it does for the neighborhood, and it was suggested that he contact his Councilmember, who can then ask the Mayor's Office of Film, Television to compensate neighborhoods for the inconvenience of large numbers of shows being filmed here.

PRESERVATION

Jay Adolph and Gabrielle Palitz, Co-Chairpersons
September 14, 2017

The Preservation Committee of Community Board 7/Manhattan met on Thursday, September 14, 2017, at the District Office, 250 West 87th Street, in the District. The meeting was called to order at 6:30 pm by co-chairs Jay Adolph and Gabriele Palitz, and Committee members Louisa Craddock, Meisha Hunter-Burkett, Peter Samton and Mark Diller participated.

The following matters were considered and actions taken:

3 Riverside Drive (West 72-73 Street). Application for a rear yard excavation, replacement of rear window with grille, and replacement of HVAC rooftop unit in kind.

Presentation by: Hilda Cohen and Juan Matiz, architects.

- 5 story brick building, small rear yard, some setbacks; CofO for single family
- Scope: proposed excavation at cellar and rear yard; existing cellar approx. 12 feet high floor to floor; propose to excavate cellar level by 1 foot; demolish existing pool; provide space for basketball court and theatre; exterior sidewalk hatch; roof MEP unit; exterior ventilation and exhaust for cellar space; rear yard will be reconstructed and repaved at pre-existing grade; excavation is primary reason for modification of sidewalk hatch; rear façade will be modified to accommodate ventilation, none will be visible from the street; grade change at rear yard; non historic window grille will be removed and will not be replaced; metal insulated anodized aluminum panel will fill arch of segmental shaped masonry opening, with new rectilinear anodized aluminum louver below; existing sidewalk hatch – metal diamond plate; will be replaced in kind, painted black, flush with sidewalk, but with hydraulic mechanism beneath; other existing hatch will not be modified; rooftop mechanical unit on steel dunnage, replace existing unit with new unit, energy efficient, same size and location as existing on existing dunnage, not visible from the street;
- No LPC Public Hearing date scheduled

Committee discussion

- Jay and Gabby: Scope of LPC preservation committee purview (excavation and all new construction)
- Meisha: LPC requires the applicant to comply with DOB TPPN 10/88 requirements
- Peter: how to excavate under existing basement?
 - Architect: extent of structural support; SOE drawings will be complied with; window openings will need to be modified and staircase to provide access for framing the supports; structural engineer will be responsible for reviewing contractors shoring plans; Thomas Petracca structural engineer; highly methodical process; not a run of the mill project;
- Peter: still concerned about the structural engineer; have they done work in historic districts?
 - Architect: Structural engineer has worked on historic buildings; will be doing a monitoring system in compliance with TPPN 10/88; reverence for building;
- Jay and Gabby: satisfied the applicant will meet DOB and LPC requirements

Public Discussion

- Jim, neighbor: how will the hole be dug?
- Architect: hand held tools only; no explosives; removal of all debris by buckets; time consuming; no large equipment

Committee Discussion

- Peter: troubled by absence of North-South section; critical to know the depth of the basement of neighboring property (to the north) and how it relates to current project; possible the larger apartment building to the North has more than one basement;
- Mark: share Peter's concern; doesn't seem to relate to the application before the Committee;
- Gabby: represented to us that all required government laws pertaining to excavation and protection of historic property, and monitoring will be performed

Resolution **in Favor** Vote: 6-0-0-0

7 West 83rd Street, Congregation Rodeph Sholom (Central Park West – Columbus Avenue).

Application for replacement of windows.

Presentation by Joshua Homer and Sara Grant, Murphy Burnham and Buttrick Architects; Barbara Zakin, Congregation Rodeph Sholom

- Historic Window replacement and internal renovations at 3rd and 5th floors;
- Goal is to maximize natural light for classrooms and consolidate clergy suite (pastoral care, reading);
- Proposed changes in window configurations do not meet LPC staff level requirements;
- Many alterations performed to windows over the years;
- Master Plan for windows (6th floor windows excluded; windows in sanctuary are excluded);
- Congregation cannot perform all window replacement in Master Plan at this time due to budget constraints;
- Skyline fabricators for new windows;
- New windows – 3rd floor will be true divided light, IGU, aluminum windows, operation to match existing (double casement with fixed transom above), no replacement of art glass; will use clear glass;
- Existing 5th floor historic steel windows with leaded divided glass, ¼ inch muntins; Proposed 5th floor windows will not have the divided lights (will not match historic configuration); proposed windows at 3rd floor will have divided lights; 5th floor double hung window with arched transom above, replacement window will be same configuration with arched top transom, but no leaded divided lights, no art glass, IGU; thickness of the muntins will be thicker than historic details; Art glass includes colored panels, wavy textures (some lights have been replaced over time); 5th floor windows are in central projecting bay, and set back about 6 feet on the recessed flanking bays, also on secondary brick masonry façade
- Details of proposed street facing windows: A1 windows 6/6 to 1/1; A2 windows 6/6 (no change to articulation; change in materials, details); B windows multilight casements with multilight transoms (no change to articulation; change in materials, details); C and D windows 8/8 double hung with multilight arched transom to 1/1 window and single light transom (see Page LM20 of presentation)
- Rear façade on 5th floor has single light windows; the proposed windows will match 1/1 double hung windows; casement and transom windows to be replaced with aluminum, IGU, clad 1/1 double hung bronze color; 2/2 windows will become 1/1 windows; security bars over these windows so perhaps people won't notice the loss of 2/2 fenestration
- Details of proposed side and rear windows: E windows 2/2 to 1/1; F windows quadripartite 1/1 grouping (no change to articulation; change in materials, details); G windows paired 1/1 grouping (no change to articulation; change in materials, details); H and I multilight casements and transoms to be replaced with 1/1 paired grouping; J windows horizontal divided window (no change to articulation; change in materials, details); K windows

Committee Discussion

- Gabby: changing dimensions of muntins will significantly change the windows; surprised the Congregation is not matching the window details; 5th floor rear windows (East) were casement with transoms but proposed is double hung; existing vs proposed elevations on casements look fatter;
- Mark: torn; programmatic need for the change; rotten shame to lose a very nice element of the design; new windows will actually look different from the street;
- Louisa: agree with Mark; any tests on daylight testing? Is the proposed program driven by cost?
 - Architect: no
- Mark: no issue with replacing art glass with clear glass; my issue is with the divided lights; window frames and leading muntins will be thicker;
 - Architect: struggling with your concern; lines will get thicker; trying to balance removing the leading with allowing in more light; reasonable to change articulation at 5th floor of street façade
- Gabby: visible from the street; element of texture that will be gone; troubled by this; would have preferred to see recreation of fenestration articulation with clear glass; better to replicate the historic design even with simulated divided grid (avoid bulkier)
- Peter: agree with Gabby
- Meisha: appreciate the religious institution trying to use funds to support mission; however, this is a low rise building within a historic district; changes at 5th floor windows will be very visible; less concerned with loss of art glass; cannot support the change in articulation of windows at 5th floor; less concerned with changes at rear elevation
- Peter: needs to be restudied
- Jay: OK with this proposal
- Gabby: rear windows reasonably appropriate; sides and front, prefer details to be as thin as possible; 5th floor windows Not OK; loss of articulation/muntins changes architectural character and is visible from the street

Community Discussion

- Melissa Handman, neighbor: will there be any attempt made to save the art glass?
 - Architect: no

Resolution:

Approve all rear windows 6-0-0-0

Approve all but 5th floor windows, except disapprove 5th floor windows 4-0-2-0

21 West 88th Street and 18 West 89th Street – The Dwight School (Central Park West – Columbus Avenue). Application for a rear yard addition and rear yard excavation.

Presentation by Rick Azar, Barbara Marks, Dwight School Chancellor Stephen Spahn, and Vice Chancellor Blake Spahn

- Issue: don't have a lunch room within school facility; pre-school; children coming up; need 3 sections in each grade; this work will give us a chance to feed the children within school; STEM movement requires more space; SPARK TANK; rare to have the opportunity to use neighboring building; will help to keep the school competitive; need for more smaller classes; teach 17 languages; huge issue; meet all goals over next 5 years; sustainability in NYC; 17-19 is lower school; 21 will be the main entrance for the lower school; 291 is middle and upper school;
- Community Facility is as of right per zoning resolution;
- SCOPE SUMMARY (3 parts): penthouse on 88th Street to be enlarged; 30 inch extension of 89th Street penthouse under the eave; 1 story addition in rear yard and adding windows in concrete block addition;
- Detail of Scope: excavation, lower stair to provide entrance; 21 west 88th street new rooftop HVAC equipment; rear extension will be reconstructed; new single story addition will be proposed; new

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planting area; new railing between 19 and 21 W 88th; 30 inch extension/overhang where mass of extension will be located under existing eave at 18 W. 89th; single story rear yard addition; new masonry openings at rear elevation; rooftop of 88th Street new rooftop addition with HVAC work; no HVAC will be visible from the street; excavation of 25 feet to provide 2 subgrade floors (88th Street/main campus); small portion of excavation at 17-19 (excavating for egress);

- Materials: use vocabulary of W 88th Street; NY schist like grey stone with mica (Wasaken); brick (Glen Gary 50-DD); orange and wine colored stucco; 6'-0" mesh fence on roof of extension (8 foot on center vertical posts); chain link fence on non-visible roof;
- Windows: optimum Colbro steel windows, thin mullion; top section operable hoppers at lot line;

Committee Discussion

- Gabby: presentation is confusing/difficult to understand;
- Peter and Meisha: need to have an overlay comparing existing and proposed conditions
- Jay: propose that all concerns about previous application excavation be included here
- Louisa: 2 sub cellars; carrying everything out in buckets
 - Architect: yes; first 10 feet are loose fill; next 10 feet use a backhoe or by hand; soldier piles and underpinning; vacant building; met with neighbors;
- Gabby: whole rear yard; 3 stories of material to be removed;
 - Architect: yes
- Peter: please include in the drawings the neighboring buildings e.g., townhouses; concern about impacts to neighboring rear yards;
- Gabby: fencing is not shown in elevation
 - Architect: correct, shown only in plan
- Gabby: what are verticals for fence?
 - Architect: galvanized or stainless steel posts
- Louisa: fence – in the middle? between 21 and 23...looks lower;
 - Architect: about the same; prevent climbing by children from School roof to neighboring buildings;
- Peter: what happens to ivy on 88th Street façade?
 - Architect: no plans
- Gabby: materials
 - Architect:
 - Penthouse: ocher colored, horizontal aluminum translucent panels; glass behind the 1x2 aluminum "fence" (50% opening) with translucent panel behind; space between fence and glass; aluminum framing; natural finish; clear glass; glass continues down behind;
 - block wall will be faced with stucco; current orange colored stucco change to wine colored stucco at 2nd floor of West facing rear elevation; demo and reconstruct rear ell extension using Glen Gery brick;
 - floral motif, stained leaded glass at horizontal transom light in 1st floor rear ell bay window to be salvaged and reinstalled in reconstructed brick clad rear ell;
 - mock up horizontal massing of rooftop addition above west 88th street was modified to eliminate visibility in context with the gabled roof;
 - West 89th Street penthouse will not be visible from the public way due to approx. 20'-0" setback from the street wall

Community Discussion

- Scott Brown, neighbor: all ivy in rear was removed last week

- Adrian Weinling, 22 West 88TH: believe the photos are disingenuous as well as teams responses to Committee questions; impacts to neighboring rear yard and courtyard; filling it in; were neighbors notified? Fliers to some buildings in area; 730 am proposed presentation on a Thursday the day before the CB7 Committee meeting was not acceptable; posting of 8 fliers; structures in the images as existing were 1st proposed 9 years ago with sincere representation that this would be the only expansion the school would undertake; proposed work at 21 W 88th Street, surprised no photo of landmark mockup of the expansion of the HVAC equipment on roof included in the presentation; building the school purchased has an existing grandfathered rooftop addition (10 feet above historic roofline of building); gutted building; strong disapproval of the school's representation of "last expansion", gradual filling in of the doughnut, affects light and air and property values, 21 W 88th addition will top out 18-20 feet above sliver guidelines;
 - Architect: front of PH is 60'-0" above grade, PH is 73 feet at back end; plus additional 5'-0" feet for dunnage and HVAC;
- Emily Mandelstam, neighbor: overhang and area underneath of 89th Street rooftop addition; move Eastern wall 30 inches east; please provide zoning resolution section; what is the rationale for the zoning resolution that allows the building to be bigger? (existing building is non-conforming); trees in area where the work will occur
 - Architect: zoning resolution to be provided; correcting an non-compliant condition that was previously approved as an oversight; will put plantings back
- Marie Timell – neighbor on West 88th Street. Speaking for neighbors. Street has been inundated with work from conversion of single-family homes, plus expansion of the Trevor Day. Fire that started on the roof of the Trevor Day that spread to 21 West 88 – caused the entire building to be gutted, and the beloved neighbors eventually had to sell. Residential block on which the school has been encroaching. At the meeting at the school on 9/13/17, the presentation was unclear about the extent of the excavation. Frightening from a structural point of view. Concern about interaction with Con Ed replacement of new gas lines in the whole block. Structure at 23 West 88 includes a ground floor apartment with a family with 4 children who will be severely impacted by 2 years of renovation and excavation. 285 CPW has a permadumpster due to constant renovations.
- Anne – lived on West 88th since 1978. Pioneer when the block was unenviable. School promised that the facades would not change on buildings 17-19 West 88th. Promise that the front façade on 21 West 88 Street.
 - Q: Real property tax rates on a for-profit school?
 - A: community facility is taxed differently – believed to be Class 1.
- Jim – neighbor.
 - Q: Will the enrollment increase?
 - A: Potentially increase enrollment by 50 children.
- Comment: Increase in enrollment will add 100 more car trips per day. Traffic and idling are already intolerable. Plea to give the neighborhood a break. Idling occupies many surrounding streets.
- Scott – neighbor. CB7's Resolution 5/5/09 – disapproval included a reference to failure to keep a promise not to increase enrollment. The reasons for disapproval given in 2009 continue. Present when FDNY responded to the fire at 19 West 88th. Fire caused by blowtorches on beam on roof of 19 that caused the fire that resulted in the sale of the building. Existing building at 23 West 88th in the rear yard includes a sun room that will now have a massive structure with children able to look in.
- Meeting 9/13/17 at 7:30 am – applicant is unresponsive to approach by lawyer.
 - Q: 14' tall rear yard extension – what is the need for the back yard infill.
 - A: The infill will be the lunchroom that the lower school sorely needs.

Chair: Need to create a forum for response with the neighbors and create a dialogue.

Committee Comments:

- Gabby: confusing presentation;
- Peter: major changes; egress at 88th Street at end of school day, hoard of children, street is blocked with cars; mean way of exiting the school; maybe a bit more excavation on East end for bigger or nicer ramp would help; trying to negotiate with the team; large tree – can this be saved? Asking for a lot;
 - Architect: students will enter at 21, with new reception area; cannot save the tree
- Mark: was here in 2009 when CB7 disapproved the project; know that the rear infill is as of right from zoning but doesn't mean we have to accept from a preservation perspective; fenestration at blank wall is an improvement; stone edifice is a problem for me; excavation is a sincere concern; assume issue of sliver is a zoning issue that other parties will decide (DOB not LPC); can't get to a place where I can say yes to this; troubled by enormity of changes and prior representations by School of no further changes; issue of the School possibly setting fire to the building
- Louisa: troubled; long history that we should consider; problems with schools on narrow side streets and the side effects that occur and impact other neighbors; school that keeps expanding is an issue; concerned of digging 2 sub-cellar floors, old buildings, we don't know what is next to it, fractured materials next to area of excavation; project will result in 9 total stories; every expanding school; many things are difficult; getting rid of the blank wall is good; unhappy;
- Gabby: torn; insignificant changes in terms of what is seen from the public way; no accommodation than what was represented to the Committee; a lot more confidence in other project involving extensive renovation presented earlier in the meeting, this is trying to eke out every last bit of space; no problem with a school in residential community; issues of traffic needs to come to Penny and Transportation Committee; make better effort to manage student circulation on the street; must abstain;
- Jay: agree with Gabby; deviate from strict evaluation of appropriateness of design; other school projects (Trinity; Columbia Grammar) didn't have plans to expand; however community has expanded our group of school age children; creates transportation, logistical problems; technical basis – visibility and appropriateness of design, separate items would have little difficulty perhaps with some minor tweaks; seems a bit much; conflicted;
- Meisha: confusing, concerning presentation; impassioned vocal opposition to the project by neighbors; too much ask and no give; spent so much time just trying to understand the scope, and little time presenting arguments that would allow the Committee to evaluate the appropriateness of the design; cannot support

Resolution to **disapprove**, on basis of cumulative impact of bulk, extent of renovation work, infill wall, impact on doughnut/rear yard and surrounding community (whereas clause - combined with prior history), cumulative impact is more than the sum of its parts

6-0-0-0

771 West End Avenue (97-98 Streets). Application for the replacement of 17 windows, all on visible facades at the top floor of the building.

Presentation by Rachel Stollar, CWB Architects

- Historic multi-light 9/1 double hung windows, all windows except for 12th floor replaced pre 1982 prior to designation
- Work at 12th floor – windows on 3 sides, 17 windows total
- Public Hearing required since new windows don't match historic configuration

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- No master plan
- Building designated as part of the Historic District in 2015
- Current windows were part of 1982 renovation
- New windows will be aluminum clad wood windows (Loewen) similar to Marvin, will be a more historic look than what is there now; new brick molds will be more “historic” brick to brick installation;
- Louvers: new condensing units facing West End Avenue, one set back inside courtyard;
- Calendared October 17, 2107

Committee Discussion

- Jay: no way to set both condensing units inside the courtyard?
 - Architect: no
- Gabby: perspective diminishes the impact; metal will get dirty over time; dark will fade away more
- Mark: proposed dark panel, better to have a light color? Might diminish impact from the street? Natural silver, air conditioner; make it look more like an air conditioner
 - Architect: same color as window frames, architectural bronze
- Jay: I can live with this
- Meisha: ask that the building prepare a Master Plan since windows are from 1982, so these windows will need to be replaced

Community Discussion

- Josette, West End Preservation Society: agree

Resolution to **approve** 4-0-1-0

Adjourned at 10:10 pm.

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons
September 28, 2017

The meeting was called to order by Co-Chairs Andrew Albert & Howard Yaruss at 7:03 P.M.

Present: Andrew Albert, Howard Yaruss, Isaac Booker, Elizabeth Caputo, Joshua T. Cohen, Ken Coughlin, Miki Fiegel, Marc Glazer, Lillian Moore, Richard Robbins and Suzanne Robotti. **CB7 Chair** Roberta Semer **Non-committee board members:** Mark Diller, Michele Parker, Susan Schwartz. **Absent:** Elizabeth Caputo. **On Leave:** Miki Fiegel, Lillian Moore.

260 West 73rd Street

The revocable consent for a new stoop at 260 West 73rd Street was heard, Eamir Sehic presented for the owner. The stoop would align with other existing stoops on the block. Marcel Rosenblatt, a 73rd Street resident, expressed concern with the loss of existing sidewalk space. She wondered if all permits had been granted for this work. Mr. Sehic said that permits from Landmarks & DOB had already been obtained. The committee approved the request.

Resolved that CB#7 approves the request by JTSA & KTSA for a revocable consent to construct and use a new stoop for 260 West 73rd Street.

Vote: 6-0-0-0. NCB: 2-0-2-0.

2 West 77th Street

The committee discussed the request for a new revocable consent for a sidewalk plaque to commemorate 90 years of the Macy's Thanksgiving Day Parade. The new design is similar to the one CB7 approved last year, but is now slip-resistant. Ken said he would again vote against the plaque, as it represents sidewalk advertising. Andrew mentioned that the block association, as well as the NY Historical Society were both in favor of the plaque. Su said it was an eagerly-anticipated event each year, and brought many people to the West Side. After more discussion, the committee voted to approve the new design.

Resolved that CB#7 approves Macy's request for a revocable consent to construct, maintain, and use a new sidewalk plaque at 2 West 77th Street.

Vote: 5-2-0-0. NCB: 2-0-2-0.

P.S.#145 Play Street

The Bloomingdale School, P.S.#145, is requesting a temporary playstreet on West 104th Street between Columbus & Amsterdam Avenues, while their playground is being renovated. The renovation will likely occur between November, 2017, and March, 2018. The playstreet would be in effect Mo-Fri, 10 AM-2 PM, on school days. Jeffrey Lung presented for the school. Michael Riley, a landlord and resident of the block asked how his contractors and equipment deliveries would be handled, as those hours are the times when his workers are likely trying to access the block. Andrew asked if personnel would be stationed at both ends of the block to allow emergency vehicles, access-a-ride vehicles, etc., should there be an emergency or medical need. Mr. Lung stated they would absolutely have people at both ends, in communication with the school at all times the block would be closed. It was asked if they could alternatively use 105th Street, instead of 104th Street. As 105th Street is narrower, it would not work. It was mentioned by Mr. Riley that vehicles would have to travel all the way down to 97th Street to get back to 104th Street, as two superblocks are involved between these areas. The committee voted to approve P.S.#145's request for a temporary playstreet.

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250 West 64th Street-Lighthouse Guild for the Blind

The request is for two spaces in front of the Lighthouse Guild's premises to be designated "No Parking", so the access-a-ride vehicles that drop off and pick up customers there can access the curb. Lester Marks gave the presentation for the Guild. Patricia Ryan, President of Amsterdam Addition Houses told the committee that between this request and Citibike's stand in the area, many parking spaces are being lost. She recommended that CB7 move the Citibike stand on that block to one of three locations: 64th St & Amsterdam Avenue, 65th Street by LaGuardia HS, or the north side of 64th Street at West End Avenue. It was explained to Ms. Ryan that the moving of a Citibike location must be posted and notice given to the community, but that we would look at the locations she is suggesting and report back at the next transportation committee meeting. The committee voted to approve the Lighthouse Guild's request for two "No Parking" spaces in front of their premises.

Vote: 7-0-0-0. NCB: 2-0-2-0.

Newsstand - NW Corner Broadway/102nd Street

The applicant for the newsstand was not present, so the committee passed a protected disapproval, pending hearing from the applicant prior to the full board meeting on Oct. 3.

Vote: 7-0-0-0. NCB: 2-0-1-0.

New Business

Hal Weiner, of the Coalition for Intro 1657, which deals with having a second operator on double-decker buses, spoke to the committee. He, and Lionelle Hamanaka, spoke of the danger in having only a driver on double-decker tour buses, as there are blind spots in the road that are not visible to the driver, but are visible from the top deck. The other licensed operator on the top deck communicates with the driver, and warns of any danger ahead. Intro 1657 mandates a second operator, and is sponsored by City Council Transportation Committee Chair Ydanis Rodriguez. Committee members said there are sometimes things in Intros that are not apparent from the titles, and it would be good to have a representative from Councilman Rodriguez's office come to a committee meeting and speak about the bill. No action was taken, as we will try to get someone to the next meeting to speak about Intro 1657.

Filming Locations - West Side

Mike Meisner, a resident of the 101st St/West End Avenue area, reported that there are far too many films being made in his area, specifically on West End Avenue, West 101st Street, and Riverside Drive, and blocks are overtaken with film trucks, belching diesel fumes, and loss of parking. It was pointed out that having filming in New York City was an economic boon to the city, and Mr. Meisner said he'd like to see statistics. He asked that we limit filming in the neighborhood. Susan Schwartz said that she knows from personal experience the number of jobs the film industry brings to the city. Colleen Chattergoon, of DOT, said that the Mayor's Office of Film, Television does not consult with DOT before placing signs on city streets to notify residents to move their cars prior to the day or days of filming. Mr. Meisner asked what it does for the neighborhood, and it was suggested that he contact his Councilmember, who can then ask the Mayor's Office of Film, Television to compensate neighborhoods for the inconvenience of large numbers of shows being filmed here.

YOUTH, EDUCATION, & LIBRARIES COMMITTEE

Blanche Lawton, Chairperson

September 21, 2017

Present: Blanche Lawton, Isaac Booker, Steven Brown, Mark Diller, Paul Fischer, Sarina Gupta, Ira Mitchneck and Polly Spain. **Chair:** Roberta Semer. **Public:** Cara Levenson, Social Work Student, Columbia University.

Meeting Began 6:33pm

I) Chair's Report

- Blanche Lawton gave the committee members an overview of the agenda and informed the committee that Roberta Semer, Chair of Community Board 7 had some announcements to make and will leave the meeting after making the announcements.

II) Discussion of Core and Working Principles

- Roberta Semer, Chair of Community Board 7 Manhattan provided committee members with an update on the Core and Working Principles.
- Committee members reviewed the Core and Working Principles language and made specific recommendations.

III) Introduction of New Members

- Blanche Lawton, Chair introduced the new committee members Ira Mitchneck and Sarina Gupta and asked them to share background information about themselves. Subsequently, incumbent committee members also introduce themselves and shared their background information.

IV) Presentation: Mariely Moronta-Sanchez, Supervisor Youth & Education Programs/Community Partnerships Unit District Attorney's Office of New York

- Ms. Moronta-Sanchez provided information to the committee about various programs that her office sponsors to proactively prevent young people from entering the court system.
- The programs are as follows: Saturday Night Lights which is free for youth ages 11 to 18.
- Baseball, Basketball, Cheer Dance, Kiki Lounge, Lite Feet, Soccer, Tennis and Volleyball. These programs are also free and located throughout the city at community based organizations; such as PAL, Union Settlement, Graham-Windham and Good Shephard.
- Ms. Moronta-Sanchez informed the committee that her office also offers criminal court tours, mock trial presentations and a six week paid summer internship program. In addition her office provides educational presentations on a variety of topics from child abuse to sex crimes.
- Funded for the programs are a result of monies confiscated from large scale drug busts and other criminal enterprises.
- Committee asked many questions and received detailed feedback from Ms. Moronta-Sanchez.

V) New Business

- No new business

Meeting Ended 8:34pm

COMMUNICATIONS COMMITTEE

Linda Alexander and Suzanne Robotti, Co-Chairpersons

Wednesday, September 6, 2017 5:30 PM

Committee Members Attending: Linda Alexander, Suzanne Robotti, Elizabeth Caputo

Non-Committee Members Attending: Roberta Semer, Ellen Jovin, Penny Ryan

The meeting was called to order at 6 p.m.

1. Discussion of content and schedule of future twitter chats
 - a. Committee to determine topics in advance and promote them on website, FB and Instagram.
 - b. Winter schedule to be determined at October meeting
2. Committee to more actively use twitter to expand follower numbers and engage more people in the community.
3. Committee to continue to work with John Martinez to reach out to senior housing facilities with information about upcoming meetings
4. Discussion of how to communicate the upcoming ULURP hearings for the WSFSSH project on West 108th Street
5. New social media project discussed: the many faces/languages of the Upper West Side. It will entail a series of photographs on Instagram that celebrate the diversity of the community.

Meeting was adjourned at 8 p.m.

PARKS & ENVIRONMENT COMMITTEE MEETING MINUTES

Klari Neuwelt, Chair

September 18, 2017

Meeting Start: 7:05 pm

1. Dan Cohen, President of Friends of Anibal Aviles Playground, made a brief announcement about a planned public event.

2. Discussion with Developer and Riverside Park South Landscape Architects Concerning Updates on Various Aspects of Riverside Park South and Riverside Boulevard. (Joint with Transportation Committee.)

- Klari Neuwelt (P&E Committee Chair): Tonight P&E Committee is discussing various updates and issues concerning Riverside Park South and Riverside Boulevard. CB7 has been involved in these issues for decades.
- Malcolm Williams of Silverstein/Elad, the consortium that currently constitutes the Developer of the five Riverside Center buildings between 59th Street and 61st Street and between West End Avenue and Riverside Boulevard, introduced Jim Walsh, of SWA Balsley, the landscape architects for Phase 6 of Riverside Park South.
- Jim Walsh: Walsh presented a slide showing the design for Phase 5 and Phase 6. Phase 5 of Riverside Park is currently in construction (by the Department of Parks & Recreation). Phase 6, which will be constructed by the Developer and will be from 65th Street down to 59th Street, has had preliminary construction work, including stabilizing ground and reconfiguring some dirt areas (“surcharging”). Phase 6 is now in heavy planning for the main construction.

- Ken Coughlin (P&E Committee member): There appears to be a draining problem in the Phase 6 area.
- Jim Walsh: We are cleaning out the drains.
- Ira Gershenhorn (community member): Will the drains have a “green” infrastructure? A: No.
- Malcolm Williams: The drains will empty into a north-south sewer system, southward from 66th Street to 59th Street.
- Margaret Bracken: Water discharge from the West Side Highway above the new park is not good for plantings. Gershenhorn’s drainage suggestion for this area would not be a good idea for that reason.
- Steven Brown (P&E Committee member): Concern about bike/pedestrian conflicts in Phase 6 area, particularly at around 64th Street. Perhaps there could be banners or other warnings as there are further north in Riverside Park South to improve safety.
- Roberta Semer (CB7 Chair): Concern that Phase 6 is in the 50-year flood plain. A: The maintenance building will be raised off of grade.
- Olive Freud (community member): Have the plans changed to take storms into account? A: Again, the maintenance building is being raised off of grade.
- Ira Gershenhorn: The last set of bicycle turns at the south end of Phase 6 is very uncomfortable.
- Jim Walsh: We balanced the design as best we could. There may be a need to slow down at that section.
- Sue McCoy (Philip Habib & Associates, traffic consultant for Developer): We have to maintain access for Amtrak on the “hall road”.
- Natasha Kazmi (P&E Committee member): How do vehicles that have entered get out? A: They turn around.
- Klari Neuwelt: The original Restrictive Declaration for Riverside South from the early 1990’s provided that the new park, Riverside Park South, would be built in several phases, each with specific design elements. There was a formula requiring that the Developer contribute certain fixed amounts of money to build the park, phased to building construction and with a formula of cost of living increases. However, in the intervening years, essentially all of that ultimately fixed sum has been used for parts of the park that are already built, leaving what appears to be a very large shortfall in funding for Phase 6 (and to some extent Phase 5, which received a large but insufficient contribution of federal money under an exchange transaction).

In the ULURP procedure concerning Riverside Center, CB7 was involved in negotiating an amount of new money -- ultimately fixed at about \$16 million -- from the Developer for what we thought would be future projects in Riverside Park South. We can readily identify many such projects as needs now and in the future. However, without consulting CB7 or

involving it in the process, DPR later reached an agreement with the Developer that, among other things, relieved it of what remained of its original obligation to construct and complete successive sections of the park prior to obtaining Certificates of Occupancy for successively completed buildings. If CB7 had known about or been involved in that negotiation, we would have fought for an additional new amount of money from the Developer in exchange for the new benefits that it then received, which money could have been used toward building Phase 6.

Rather, we have learned that DPR and the Developer propose and intend to use most or all of the \$16 million in Developer money negotiated in the Riverside Center ULURP to make up shortfalls in the designated available funding for Phases 5, and particularly 6, as against the very much higher actual construction costs. This is like taking the new money from the Developer that we obtained in the Riverside Center ULURP and paying it right back to the Developer (as currently constituted) to construct a phase of the park that the Developer was always required to construct under the Restrictive Declaration, leaving little or none of the new money for other current and future needs, which we understood to be its purpose when we obtained it in the Riverside Center ULURP.

Dierdre Carson (lawyer with Greenberg Traurig, representing Silverstein Properties regarding Riverside Center): The composition of the "Developer" has changed from time to time. Extell/Carlyle, the Developer at the time of the Riverside Center ULURP, disposed of the Riverside Center site to new owners (including Silverstein), who were not aware of the lay of the land. "Up the line", agreements were made with DPR to waive the C of O requirements. The new constituent companies of the "Developer" scrambled to catch up. Meanwhile, at some point, the obligation of the Developer under the original Restrictive Declaration to contribute additional money to build the park ended. But the cost to build the total park went up over the years over the total amount required to be paid by the Developer in the original Restrictive Declaration, resulting in the current anticipated shortfalls.

Meanwhile, DPR waived the obligation that the Developer complete the park before receiving the C of O's for the final buildings. It also agreed with the Developer that the new "Active Open Space Fund" (the new \$16 million) could be used to pay any shortfall for Phase 6. (DPR is also anticipating using some of it to fund Phase 5.) Hudson Waterfront Associates is the umbrella organization for the individual Riverside South site owners. The new money (the \$16 million) was paid by the Developer and is now in the account of Hudson Waterfront Associates. There was a complicated process in which signature authority had to be obtained, which took considerable time. That process is now working, and there was a Sixth Modification of the Original Restrictive Declaration with regard to Phases 5 and 6. (There had originally been a Phase 7, but that phase was collapsed into Phase 6.)

- Klari Neuwelt: We would like to know, presumably from the Developer represented this evening by Malcom Williams, how much of the \$16 million will now be used to make up the funding shortfalls in Phases 5 and 6.
- Malcolm Williams: Will provide that information. The contract for Phase 6 is expected to be bid early next year (2018). The construction time will be twelve to eighteen months.
- Margaret Bracken (Riverside Park Landscape Architect, DPR): This committee discussed the shortfall in funding at a prior meeting.
- Klari Neuwelt: By the time we did so, DPR and the Developer had already, without our knowledge, reached the agreements that I have described.
- Page Cowley (non-Committee CB7 Board member): Very concerned about all of the changes in what was presented in the Riverside Center ULURP. Loved the Portzamparc (architectural firm) design, and it is gone, and the Riverside Center buildings have been designed by several different architects. There have also been changes in the affordable housing, and a new private school on the site that was not presented in the ULURP.
- Helen Rosenthal (New York City Council Member, former Chair of CB7): Would like a record of how the money provided under the original Restrictive Declaration, including with the cost of living increases, was spent. What was the problem with that money?
- Klari Neuwelt: Has the question of what to do with the tongue of non-park land (controlled by DOT) between the northbound and southbound lanes of Riverside Boulevard been decided? The P&E Committee had urged the Developer and DPR to find a park-like use for that land.
- Malcolm Williams: It will be a dog run.

- Klari Neuwelt: It is good that a park-related use has been planned in response to our request.
- Olive Freud: What is the status on the requirement that Riverside Boulevard be finished before the C of O's?
- Dierdre Carson: That is not a requirement. All of the Riverside Center buildings will receive their C of O's before the Boulevard is finished.
- Klari Neuwelt: When Riverside Boulevard is completed, it will become a north-south public thoroughfare through our neighborhood. That may have major impacts.
- Dierdre Carson: All of the streets are now still private, including the side streets. There are many requirements under the Riverside Center Declaration, including that a traffic management plan be completed before the streets become NYC streets.
- Roberta Semer: The traffic management plan will be considered by the CB7 Transportation Committee.
- Barbara Kelly (community member who lives in the Riverside South building at 315 West 61st Street, Building "O"): concerned about continued construction congestion.
- Dierdre Carson: The construction for the Collegiate School between 61st and 62nd Streets has closed most of Freedom Place South for the duration of construction.
- Olive Freud: There should be no C of O's for the new buildings until Riverside Boulevard is opened.
- Klari Neuwelt: Introduction of discussion of traffic plan for 59th Street at southern end of park. Concern about pedestrian and cyclist safety as they enter and leave Riverside Park South and Hudson River Park at 59th Street.
- Sue McCoy (of Philip Habib & Associates): There is now no sidewalk on the north side of 59th Street at the south end of the Riverside Park South site. Also, the Department of Sanitation has had a construction project ongoing there. Habib has worked with DOT, DPR, the Balsley firm, etc. concerning the anticipated traffic patterns at 59th Street when Phase 6 is completed.
- There will be a traffic control at West End Avenue and 59th Street. It was decided not to make 59th Street one-way westbound. They are waiting for concurrence from DOT Traffic Control concerning the plan.
- Ken Coughlin: 59th Street is now a major entry point for cyclists accessing the Hudson River Greenway. Perhaps part of the southern automobile lane on 59th Street could become a dedicated two-way bike lane. Also, we will need more pedestrian protection at the intersection of Riverside Boulevard southbound and 59th Street. Perhaps raised surfaces and/or flashing lights. Also expressed concern about conflicts between Sanitation vehicles crossing the bike lane at the Marine Transfer Station.
- Mark Diller: Might make southbound Riverside Boulevard "no left turn". Presumably there would be little demand anyway for that left turn.
- Roberta Semer: These traffic matters should be considered by CB7's Transportation Committee.
- Klari Neuwelt: Brief history of design and installation to date of planters along concrete barrier on east and west sides of Riverside Boulevard, introducing Randy Vaughan.
- Randy Vaughan (community member, resident of Chatsworth Annex, 340 West 72nd Street): There are about 250 large planters along the west and east sides of Riverside Boulevard. The ones on the west side mask and provide greenery along the concrete barrier wall there. However, the planters stop well short of 72nd Street. They should be continued up to and across the highway entrance.
- Sue McCoy: The Art Commission (now the Public Design Commission) approved the planters in 1997. Riverside Boulevard is built on "structure", called "bridges", from 69th to 72nd Streets. Trees can't successfully be planted in these planters, but arbor vitae has been successfully planted in them. DOT has to give a revocable consent for planters, through its Borough of Bridges, which won't approve them unless they can be moved once a year.
- Randy Vaughan: Hundreds of these planters are already installed on this "bridge" structure on the west side of Riverside Boulevard. Adding more to carry them up to 72nd Street and across to the concrete barrier wall to the east of the highway entrance would not have any different issues.
- Margaret Bracken: Would be concerned about planters on narrow sidewalk with stone wall at south end of Riverside Park.

- Klari Neuwelt: A neighbor of Randy Vaughan, and views this site all the time. We are not talking about adding planters next to the original stone wall of Riverside Park – just next to the new concrete barrier wall that curves around the highway entrance. Agree with Randy Vaughan that adding the planters would be a good idea, disguising and greening this remaining section of the Riverside Boulevard concrete wall. She will work with Randy Vaughan and Penny Ryan on this issue. It may also involve the CB7 Transportation Committee.

3. Updates on Committee business.

The members of the Committee discussed the September 12, 2017 letter that CB7 sent to DPR stating concerns about the DPR processes relating to the new Big Apple Circus in Damrosch Park at Lincoln Center.

Present: Klari Neuwelt, Steven Brown, Ken Coughlin, Natasha Kazmi and Susan Schwartz. **Chair:** Roberta Semer. **Board Member:** Mark N. Diller, Natasha Kazmi and Michele Parker. **Absent:** Meisha Hunter Burkett.

Meeting ended at about 9:30 p.m.