

BUSINESS & CONSUMER ISSUES COMMITTEE MEETING MINUTES

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

October 11, 2017

The meeting was called to order at 7:04 pm by Co-Chairperson Michele Parker.

Present: Michele Parker, George Zeppenfeldt-Cestero, Linda Alexander, Christian Cordova, Paul Fischer and Seema Reddy. **Chair:** Board Member: Richard Asche and Susan Schwartz. **Absent:** Joshua T. Cohen and Marc Glazer.

The following matters were discussed:

Unenclosed Sidewalk Cafés Renewals:

1. **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: Eugene Ashe, e.ashe@chefdriven.com, and Thomas Wilson, owners,

CB7 Comments:

- The owners were absent for the September meeting but were misinformed by their expeditors regarding appearing at the committees. They use Seamless for deliveries and will not allow electric bikes.

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

VOTE: 5-0-0-0

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

2. **473 Columbus Avenue** (West 83rd Street.) New application #2048499-DCA to the Department of Consumer Affairs by ACS Columbus, LLC, d/b/a Lokal, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Presenting for the Applicant: Murat Aktas, partner, Lokalnyc@gmail.com

CB7 Comments: Applicant would like to add one more table and two more chairs. The restaurant has bicycle deliveries and does not use electric bikes. Applicant gave a list of the postings to the Committee of which only one was seen by a board committee member, comprising a sign in front of the restaurant.

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

VOTE: 5-0-0-0

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

3. **2800 Broadway** (West 108th Street.) Renewal application #2025199-DCA to the Department of Consumer Affairs by 2800 Restaurant Corp, d/b/a Manchester Diner, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Presenting for the Applicant: Arthur Harris, architect, harrisarchitecture@att.net

CB7 Comments: The applicant has a wraparound sidewalk café, which leads to an extended stairway, and as such, does not present an obstruction to pedestrian traffic. The postings were well-placed on the window and on corners.

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

VOTE: 5-0-0-0

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

4. New Business.

Partners from Salumeria Rosi at 283 Amsterdam, Andrew and Donato Loscalzo, Andrew@salumeriarosi.com, are having a problem obtaining a clearance letter for their unenclosed sidewalk café. The community board had approved the unenclosed sidewalk café permit in June 2017 and the penalty was from the previous owners. Committee suggested they reach out to the Department of Finance and offer escrow until the problem is resolved.

Michele Parker:

- Jing Fong: do they have a liquor license? How big can their unenclosed café be?

Meeting adjourned at 7:53 pm.

FULL BOARD MEETING

Roberta Semer, Chairperson

October 3, 2017

Community Board 7/Manhattan's Full Board met on Tuesday, October 3, 2017, at Goddard Riverside Community Center, 593 Columbus Avenue (at 88th Street) in the District. Chair Roberta Semer called the meeting to order at 6:39 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

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

VOTE: 41-0-0-0

Chair's Report: Roberta Semer:

- In memoriam – Elizabeth Starkey. Chair for 2 years – mentored so many of us. Moment of Silence.
- Klari – Eliz as chair when Klari joined. Set a standard that made Board service meaningful and enjoyable.
- Thoughtful, kind, inclusive. No matter how wacko an idea, got a fair and complete hearing.
- Found chair of Green committee – later co-chair of P&E. Wonderful co-chair.
- No stronger advocate and knowledgeable advocate for environmental issues.
- Isaac – Eliz a beautiful person. Heart and soul went out to the children at PS 149 where their paths crossed.
- Page – knew family – Dick heart goes out – memorial service later this month. Preservation advocate too.
- Ethel – Most unusual civic activist. Had grace and enormous intelligence. Became a lawyer later in life. Big and loving family.
- Unusual CB leader – firm, strong in beliefs, support for affordable housing when it was not fashionable.
- Extraordinary kindness when Isaiah died – very detailed empathy that revealed a wealth of interests.
- Madge – knew Eliz from food co-op days – went to law school to become an advocate, esp in public schools.
- Wonderful peacemaker – never lost her cool.
- Law Vegas – moment of silence.
- Shelly – CERT has members working at a factory in Brooklyn to ship supplies to PR destination.
- Contact CERT or Linda Rosenthal's office.
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- Welcome (back) Andrew Rigie.
- G-R Book Fair 11/18-19
- Rat abatement in playgrounds under Mayor's program.
- WSFSSH West 108 project – CB7 already participated in scoping for EIS
- Certification expected 10/16 – ULURP
- Tues 10/24 at JHL hearing to hear from the community
- Wed 11/15 – committee discussion and resolution.
- NYCHA workshop on 10/14.

Election of Board Officers for 2017-2018: Howard Yaruss, Chair, Elections Committee:

Howard Yaruss:

- Innovation: Names pre-printed. Howard, Andrew, Ben Howard-Cooper, Blanche
- 3-minutes

Roberta Semer:

- Chair is a facilitator – encouraged effective meeting management.
- CB7 considered top CBs in NY – enabled Comms and TFs to be productive and make a difference
- Working on being more inclusive on DNS and Working principles.
- Committees have met all deadlines.
- Testified on DEIS at AMNH as collaborative group of members- divided up DEIS and collaborated
- 108 – Scoping divided up draft scope and addressed essential concerns.
- Forums and planning sessions with other CBs and community members.
- Worked on proactive issues (immigration, Con Con)

Michele Parker

- BCI presenting resolutions
- On Board for 10 years; attorney – sole practitioner rep immigrants.
- Active in school leadership
- Skills and personality to be chair
- Will empower and mentor new and vet members
- Promote transparency
- Work with other CBs
- Will have a sense of humor.
- Spoken with most of members.
- Sept – attended most committees
- Aim to continue conversation to det each Bd member's talents and interest and assign
- Committee on new initiatives – facing District.
- Aim to be proactive.
- Promote transparency – commitment that task force will be made with the approval of Steering.
- Forward all materials of interest to memebrrs.
- Willll have notice of presentations before electeds
- Rely on Vice Chairs for mentoring.
- Thanks to Penny, John and Jessie

Audrey Isaacs:

- Honor and privilege to have served on CB7 – highlights of career.
- Organized 4 panel discussions for HHS comm – most recent last week
- Assisted committee chairs
- Researched 2 resolutions – Con con tonight, and to make up for NYS's loss of funds if fed budget tracks as promoted
- If elected will attend committees for 3 committees – eyes and ears of the chair.
- Assist the Chair to identify members' interests and match to tasks assignments.
- Wants to develop a process to track our resolutions and assess effectiveness.
- Involved in City issues – Urban Problems major in college – produced cable tv shows featuring

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- Board of Manh Policy forum – Precinct comm board.
- NYC affairs comm of Assn Bar City of New York

Polly Spain:

- Reach out to community at large to seek out their needs.
- Worked on DNS, supporting comm needs.
- Con Con – research
- Need to be proactive to comm at large –
- As ombudsman – spoken to parents and youth to learn what CB7 can do to enhance services to meet needs.
- Idea – use our intellectual capacity to fuel a broadcast program “CB7 Speaks” to showcase issues being addressed and answer questions through a call-in session. Public may have questions even if can’t make it to our meetings.
- If reelected, seek members’ help

Christian Cordova:

- Served you well and would like to continue.

Amy Hyman:

- Worked with Board members in other capacities – Social Worker,
- Privileged to be nominated as a new member
- Dedication to our families and children to ensure that we build the safest and most nurturing community.

Q: for Roberta and Michele – Greatest resource is ability to communicate – how will you communicate and negotiate conflicts.

Roberta: Have smaller groups to discuss ideas. Tried to meet separately with each side so each can be heard and develop points to discuss. Diverse opinions can then be formulated and heard. Then bring groups together.
 -- done at CB7 and in other community activism.
 -- helped to make best presentation .
 -- very important to hone our listening skills.

Michele: would rather have everyone in same room – all adults and can listen to each other. Can learn through disagreements.
 -- make a better product when all together.

Q: For Roberta and Michele – what should be done when an individual or group disrupts a meeting?

Michele: needs instinct about people. Don’t want to ask people to leave even though can. Start meetings by reading rules for meetings – make clear that yelling won’t work. No Squeaky Wheels.
 -- comes back to listening to each other.

Roberta: in 25 years on and following the Board, only once ever seen someone asked to leave a meeting. Meeting management requires knowing when and how to manage people. Sometimes need extra help.

Q: Calling the police as a meeting management tool – how far would you go ? Call the police? Recent example of person who tried to take over a meeting.

Roberta: No – if kept shouting, would have to shut the meeting down. Committee eventually was able

- If someone was dangerous, that is a different story.

Michele: Would not call the police – would perhaps use Executive Session – hope we don't get to that point.

Q: How balance need to express thoughts (board or community) with need to keep meetings going

Michele: need more at committee meetings – that is where the work is hashed out.

- Due consideration to Committee Chairs. E.g. architecture from those committees.
- Encourage more of the public to attend committee meetings.

Roberta: Agree – discussion is at committee – let everyone express themselves and listen and record comments.

- When committees present resolutions, chairs can summarize the discussion and opinions expressed at the committee meeting.

Voting Round 1 – explaining rules – must sign.

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Report of Election Committee – Howard Yaruss

Roberta has won re-election

Polly 1st VC

Audrey 2nd VC

Co-Secretaries

Careful analysis of each ballot – BP rep was involved in overseeing

Community Session:

- Richard Brodie
- Equestria NYC therapeutic horseback riding – for children and adults with disabilities
- Riverdale Stables
- Equestria.nyc
- Nina Wolfe
- WSFSSH Acq of Independence House – issue that the leases were slipped under doors after housing meeting.
- Leases included tenants' individual financial information.
- WSFSSH concerned to continue Mitchell-Lama but pushing tenants into Section 8.
- Kristen Berger – CEC3
- School safety – alarmed by fatal stabbing of student in Bx

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- Working with all elected officials
- Incident reporting and translation to local and State levels
- Accountability to parents and parent leaders.
- Mechanisms – looking for parent involvement at safety meetings put reg into place.
- Parents should reach out to Principals and CEC3 (www.cec3.org)
- Peter Arndtsen – BID
- Family days successful – thanks. Amst
- Events Calendar – 10/4 history talk on the Hostel and hosteling movement.
- Walking tour of neighborhood.
- Art installation – crocheted onto fence at MS 54
- Open House NY
- PR Relief – nice coincidence that hibiscus is state flower of PR – collecting both money and supplies
- Jose Castillo – Amsterdam Houses
- Local 78 Laborers
- General Contractor doing asbestos abatement for many years since 2013 – little progress made. Need connection to understand more about this housing project. Connect to Madelyn
- Ray Hodell – Rep Community for Env Sound Derveo
- 200 Amst 668 foot building – tallest north of 60th
- Community is opposed – trying to challenge its as of right status
- Scott, Brad, Gale, Helen, Linda Dick
- Hoping CB7 will support opposition
- Q: Approval at DoB
- A: Exhausting administrative appeals
- Jessica Spiegel – West 95th WEA – RSD
- Trying to make block better – dealing with trash, rats
- Freedom House, School
- School never gets swept
- Ask Penny to speak with her.
- George Z-C
- Local business securing food for PR
- Stand in front of Fairway – 11 – 8 – can shop in Fairway and donate right there
- Batteries, diapers, personal items, canned goods. Powdered milk. Non-perishables.

Manhattan Borough President's Report, Diana Howard:

- Data Jam – Gale big on technology and architect of Open Data law – requires data to be publicly available.
- Board Stat – rolling out to CBs. Board members can access 311 data relevant to their committees.
- Food bank program – now in collaboration with Helen Rosenthal's office – twice a month.
- Now have a driver so food can come to homebound seniors.

- Q: Statement about election. George. Concerned about lack of transparency. Committees not consulted, committees formed that intrude upon province of existing committees, belittles chairs of committees, dismissive and disrespectful. Will be on chair's back to ensure transparency and respect. No opportunity for collaboration.

Reports by Elected Officials:

Helen Rosenthal, New York City Council Member (6th District):

- Rat academy last week. People smarter about rats, not vice versa
- PB up and going – on website for future meetings.
- Submit PB ideas on the website. HelenRosenthal.com
- Housing clinics 10/4 at G-R access lawyers and learn about rights.

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

- Las Vegas – not a lot that NY can do to make other states to pass stronger gun laws – but can support Every Town NY
- NYS has the toughest laws – but bill that would allow ERPO – extreme risk protection orders – if family member or colleague or member of law enforcement knows a dangerous person has access to a gun, can petition in court to remove the gun for a period of time – modeled on orders of protection.
- Petition from NYAGV –
- Drafted legislation that would shed light on LLCs – very commonplace in NYS – no information available on record. LLCs own a lot of our rent-regulated buildings, but owners are unknown and make campaign contributions. Bring owners into the light. Let the public and law enforcement know who is who
- Flu shot 10/26 thurs at office.
- Con Con – opposed. Gave pause when John Flanagan also opposed.
- Delegates paid 79,500. Elected based on Senate lines – same folks
- Can pass Con amendments without a convention – there is one on the ballot in Nov
- Won't be a "citizen convention."

Brian Benjamin, NY State Senator (30th District):

- Met with Chancellor Farina – district includes UWS, Central Harlem – diverse district
- Spoke about sharing successes in other communities to the Harlem
- Proposing a School Crawl to see various schools in the District
- Create a synergy between community and public schools.
- Working with AMNH to increase the skills and information in our schools.
- Also
- Active in relief in PR, Texas, Florida.
- Working to marshal resources
- Concerned also with Islands that are not associated with major powers - e.g. Dominica, Barbuda – no parent country to complain to. No
- NYS has sovereignty issues to work through – coordinating with US DoState.
- Q: No on Con Con – ranking member on Civil Service and Pensions – concerned about opportunity to undermine
- Concern that delegate selection process will favor the wealthy. Especially concerned about the 15 at-large delegates – open to influence of big money.

Reports by Elected Officials' Representatives:

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

- Intro re runaway or homeless youth – rules at odds with needs of those trying to help runaways.
- CoreyJohnson.nyc
- Flu shot thurs 10/19 (earlier than Brad)

Gus Ipsen, Office of Assembly Member Linda Rosenthal (67th District):

- Receiving donations for supplies – door open until Friday.
- Bringing to Javits Center
- Flu Shot 10/20 - reservation
- Shredding event – 500 at last one 10/15 11-2
- Rats – calls from parents re rats in strollers – made noise and got relief \$750K allocated

Daisy More, Office of State Senator Jose Serrano (29th District):

- Mobile constituent hours every Thursd at St Agnes 3-6
- Connecting seniors with partner orgs. for services
- MTA access-a-ride will be there.
- Flu shot 10/19
- Advocate for PR – social media has info on donations.

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

- Many immigration inquiries esp DACA – anyone whose status expires next March must renew by next week.
- Caseworkers on
- Trying to force a vote on bill for Dream Act
- Wrote to Pres and Sec Def to assign more DOD aid resources to PR – neglected over last couple weeks.

David Baily, Office of U.S. House Member Adriano Espaillat (13th District):

- Went to PR last weekend.
- Disappointed in relief under way for
- 10-point plan – 20B emergency aid – rebuilding
- Waiving the Jones Act to ensure family will reach families
- Concern about subway service 1/C/A trains – meeting with Joe Lhote to tour
- No fed funding for Confederate statues

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

- Collection for hurricanes at 1 Centre, or at Linda's office.
- Italian community breakfast 10/18 at 1 Centre
- Issued report that only 57% of 8th graders are receiving sex ed. Calling for enforcement of required .Rates of STDs increasing

Jennifer Greer, Public Advocate Letitia James' Office:

- Notified of cuts on x-town M66, M79 and M10 – submitted letter opposing to Joe Lhota.
- Improve service, not cut.

Business Session:

LAND USE COMMITTEE

Richard Asche and Page Cowley, Co-Chairpersons

Resolution Re:

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.

Presentation by Page Cowley:

- No quorum at rescheduled Committee meeting.
- Presenting a sense of the committee (without quorum)
- 3rd time CB7 reviewed the project.
- Architect and owner have enhanced the project.
- Enlarging the ground floor retail space in UWS Urban Renewal Effect
- Must satisfy all owners in the UWS UR area – very special process.
- Last before CB7 in 2010 – asked for retail plus a change to public garage.
- Current proposal abandons the public garage, answering CB7 concerns.
- Redesign of the proposed retail space.
- Concern because the Urban Renewal area were not included in the retail rezoning CB7 recently saw to adoption
- Current proposal
- Entrance to Columbus House is set back from Columbus and from West 95th.
- Presents unique problems.
- One problem from 2010 is that there was no access to entrance from Columbus
- Also 2010 proposal would have lost a row of trees.
- Also objected to over-wide stores.
- Potential loss of the Natural Food Store
- Current proposal
- 14 speakers last week at committee – mostly about quality of life during construction and type of retail that will occupy (hypothetical at this time).
- Tenants Assn – meeting with applicant for years, and now SUPPORT the project. First time the tenants support.
- Still some problems to work out – but for the most part residents seem happy.
- Natural Food store – have a signed agreement secures her as a new tenant in the new project – much loved and will remain.
- End result is seeking an approval.
- Committee comments this evening –
- Well thought out relative to prrio.
- Final design very cohesive.
- Major concerns addressed, esp re tenants' assn
- Issues either addressed or process in place

- Good solution – includes a corridor to grant access from Columbus to entrance.
- Garage – elimin one curb cut.
- Design shows uniformity and ingenuity.
- Upper floor garden will now be accessible from the community room.
- Second floor retail is now connected by elevator and dedicated stair accessible from Columbus.
- All in merits approval.
- Charlene Denizard – concerned about safety and inconvenience during construction
- Roger Brown
- 65 West 95
- Concerned about issues
- Witcoff Group forthcoming
- Wants commitment that construction will not start before 8:30 am
- Does not want to stop progress.
- Page: CB7 will monitor construction – DM and will advocate.
- Page: Witcoff will work with residents.
- Page: CB will receive updated plans and drawings to ensure compliance and review complaints.
- Thomas Perry – Col House TA Chair
- In support of commercial expansion
- Conditioned on compliance with written agreement with Witcoff Group.
- Rent abatement if construction runs past 18 months.
- Jim Victorine – tenant at 95 West 95.
- Applicant made a strong effort to compromise and meet tenants' needs.

CB7 Comments:

- Q: Will this set a precedent?
- A: Extending commercial to property line. Use interstitial space to enliven the street.
- A: Leader House precedent – now improving that approval as precedent.
- A: Adding Community Facility as well as retail.
- A: All owners also pursuing Local Law 11 improvements (e.g. lobbies and windows).
- Q: Garage
- A: being reorganized – but remains private, not public
- Q: Retail is concern – on Columbus in lower 90s – lot of empty retail space, as well as on Broadway. Vacant spaces create darkness.
- A: No guarantee with any retail space. Always grapple with. Smaller stores even though not required. 5 retail units instead of huge ones in other areas. Alleyway breaks up the volume.
- A: Optimistic that 5 units will create a better retail environment.
- Mr Scott Alper – Columbus Foods will be a Long Term tenant. Not so much demand as rent asked. Vacancy is due to asking too high rent. Also will design more attractive retail space to fit current needs.

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- Q: Rent abatement – through DHCR
- Mr Alper – will be an abatement amount per room – specified in the agreement. Abatement is included in written signed agreement that specifies enforcement.
- Mr. Perry – abatement has pre-funded
- Call for no AHVs
- Accepted as part of resolution.

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

VOTE: 40-0-0-0

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

2. **2 West 77th Street** (Central Park West.) Application EIN#13-1624124 to the Department of Transportation by New-York Historical Society to construct, maintain and use a sidewalk “Macy’s” Plaque.

Presentation by Andrew Albert:

- New plaque at N-Y Historical Society – commemorate the parade kick-off.
- Now is slip-proof.

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

VOTE: 34-2-0-0

3. **West 104th Street** (Columbus – Amsterdam Avenues.) Application by The Bloomingdale School, P.S. 145, for a playstreet on West 104th Street on school days from 10:00AM to 2:00PM while the school’s playground is under construction.

Presentation by Andrew Albert:

- Play street while renovation under way.

CB7 Comments:

- Mech to ensure temporary.
- A: during construction.

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

VOTE: 37-0-1-0.

4. **250 West 64th Street, Lighthouse Guild** (Amsterdam – West End Avenues.) Request to change two parking spaces in front of the entrance to “No Parking” to accommodate the access-a-ride vehicles dropping-off and picking-up clients and patients.

Presentation by Andrew Albert:

- Seeking removal parking to accommodate Access-A-Ride vehicles.

CB7 Comments:

- DoT will do a site visit to assess relocating Citibike to replace some of the parking.
- Helen – should also request an APS signal at that corner.

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

VOTE: 36-0-0-0

5. **N/W/C Broadway and West 102nd Street.** New application # 1880-2017-ANWS to the Department of Consumer Affairs by Seema Maheshwari to construct and operate a newsstand on the northwest corner of Broadway and West 102nd Street, I/F/O 2683 Broadway.

Presentation by Andrew Albert:

- Applicant did not appear.

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

VOTE: 38-0-0-0.

NB: New Performance metrics on MTA website – can now see if trip is taking too long – waiting time and trip time – great resource. Mta.info.

Helen: Riders who need stair-free stations are asking the rest of us to try to ride stair-free. E.g. closest stop may be more distant – create empathy how difficult it is to get around. Only 20% of stations have elevators, and are frequently broken. Program called #AccessDenied.

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

6. **3 Riverside Drive** (West 72nd – 73rd Streets). Application to the Landmarks Preservation Commission for rear yard excavation, replacement of rear window with grill, and replacement of HVAC rooftop unit in kind.

Presentation by Gabrielle Palitz:

- Very small rear yard. Excavation in small rear yard.
- Proposal to excavate under building – has structural plan and reinforcement plans in place.
- Understood importance of
- Hatch on front to be replaced with hydraulic opening rather than by hand.
- Replacing a window grille in back
- Adding a non-visible A/C on existing dunnage.

CB7 Comments:

- Klari – this is a fabulous building. Individual Landmark.
- Individual landmarks should be looked at with rigorous standard.
- A: Would not make a difference.
- A: Impressed with team on safety.

*After deliberation, the resolution to **approve the rear yard excavation, replacement of rear window with grill, replacement of sidewalk hatch and replacement of HVAC rooftop unit in kind** was adopted.*

VOTE: 38-0-0-0

7. **7 West 83rd Street, Congregation Rodeph Sholom** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for replacement of windows.

A. Front and side façade window replacement work:

Presentation by Gabrielle Palitz:

- Sanctuary surround by community and school facilities.
- Window replacement – wants to create a master plan, but only currently replacing on 3rd and 5th floors and rear.
- Existing windows are divided light with art glass – milky color – doesn't let as much light into classrooms as desired.
- Proposal to increase light in the interior.
- No work on sanctuary windows.
- Multi-pane casement windows on 1-4th floors.
- 5th floors have double-hungs with transoms with multi-pane.
- Windows will be similar in amount of glass as original.
- Replacing art glass with clear glass – much of which is in very poor condition.
- Top floor – replacing divided light windows with undivided – set back and not as visible.
- Keeping multi-pane on rear below and
- Rear not visible.
- Portions of sides partially visible.
- Committee broke into 2 parts.
- Back reas appropriate
- Sides – replacement in kind with glass modifications also reasonably appropriate.
- Top floor – did not feel appropriate to elim multiu-pane. OK with clear glass instead of art glass, but should retain division.

CB7 Comments:

- Q: Reason seeking elim of divided light is let light into classrooms?
- A: yes – compromise is clear glass instead of art glass.

*After deliberation, the resolution to **approve the proposed side façade replacement windows and the third floor front facade replacement windows**, and to **disapprove the fifth floor front façade replacement windows unless muntins are incorporated in the design** was adopted.*

VOTE: BUNDLE 37-0-0-0

B. Rear façade window replacement work:

*After deliberation, the resolution to **approve the proposed rear façade window replacement** was adopted.*

VOTE: 37-0-0-0

8. **21 West 88th Street and 18 West 89th Street, The Dwight School** (Central Park West – Columbus Avenue.) Application #19-15074 to the Landmarks Preservation Commission to perform excavation, construct rooftop and rear yard additions, and to alter the areaway.

Presentation by Gabrielle Palitz:

- Brownstone frontage on both W88 and 89
- Acquired a new brownstone at 21 W 88
- Proposal includes courtyard work.
- While none of the visible changes were in isolation were problematic, totality is too much being asked of these townhouses.
- Infilling rear yard behind the newly acquired 21 W 88 – full depth with a 14’ tall wall at end of donut.
- Rooftop on W 89 building had an overhang that purportedly did not comport with zoning, so filling in.
- Existing rooftop addition on 21 W 88 to be expanded and aligned with rooftop of 19 W 88 next door – slanted roof in alignment,.
- Existing wall on prior infill building will be clad and fenestrated with rock to look like Manhattan Schist.
- Two story excavation beneath 21 W 88 add 2 levels of basement space beneath the townhouse plus the full depth infill.
- Presented huge addition to the building – concern about structural integrity.
- Cumulative effect – too much.

Community Comments:

- Adrian Windling 22 W 88
- History – Dwight’s expansion. 10 years ago bought townhouse and infilled with 16’ tall wall.
- 5 years later proposed another expansion even though previously promised expansion was done
- Again filled in donut with 2 stories plus rooftop
- Each time excuse was need for cafeteria space and program space.
- Should not be approved.
- Maxine Davis cedes to Mimi
- Karen Craig
- 23 W 88
- Concerned about digging 2.5 stories under her building. Last of set of buildings from 1880s. Adjoining walls not as sturdy to withstand the excavation.
- Even preliminary work is heard within the building.
- Proposal will block light and air in open space in rear yard. Rooftop addition will also block light and air in upper floors.
- Concern that netting will not keep kids on their property
- Windows facing into the donut will eliminate privacy.
- Not considerate neighbors. Will not improve with greater footprint.
- Marie Temel – MIMI
- Resolutoin from CB7 5/2009
- Dwight has history of successive additions . History concerns the committee, board and community.
- Encroachment despite commitment not to grow.
- Poor neighbors
- Do not have plans for a lobby – parents and students (growing) all congregate on the sidewalks. Told parents to wait out rain under neighbors’ scaffolding.
- Do not address the school buses that line up every day.
- Office at 565 Columbus – don’t even plant their own tree pit.
- Scott Brown
- Not good members

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- Got this building because they used an illegal roofing job is believed to have caused a fire that forced the prior owners to sell.
- No structural engineer has visited his building despite proposal to excavate 22 feet.
- Security lights shine into residential windows
- Losing old-growth tree – roots will disturb huge number of rear yards.
- Martin Sandler
- Fourth major project – last 3 times promised would not enlarge and would preserve donut.
- This application enlarges enrollment and invades donut
- School never ADA compliant. Third major project without ADA remediation.
- Any type of work would destabilize both 88th and 89th buildings.
- Eric Thirer - agrees

CB7 Comments:

- Klari – Can we document promise not to enlarge. Would strengthen
- Peter – Had opportunity to create a better entrance to ameliorate the lines of parents and buses and cars – no relief in this application. Should do better.

*After deliberation, the resolution to **disapprove the rear yard addition, rear yard excavation, and two rooftop additions** was adopted.*

VOTE: 38-0-0-0

9. **771 West End Avenue** (97th – 98th Streets.) Application to the Landmarks Preservation Commission for the replacement of 17 windows, all on visible façades at the top floor of the building.

Presentation by Gabrielle Palitz:

- Street Facing window replacement.
- Includes part of entry court.
- Three windows with condensing units and louvers for HVAC ventilation.
- Slightly visible from the street.
- Precedent within building for similar work.
- In a perfect world would not see, but is far distant from street and minimally visible.

*After deliberation, the resolution to **approve the proposed replacement windows** was adopted.*

VOTE: 40-0-0-0

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

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

10. 128 West 72nd Street (Columbus Avenue.) Thai72 Inc, d/b/a To be Determined.

Presentation by George Zeppenfeldt-Cestero:

- No issues. Committee unan approve.

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

VOTE: 38-0-0-0

11. 407 Amsterdam Avenue (West 79th Street.) TBD 407 Amsterdam Ave, d/b/a To be Determined.

Presentation by George Zeppenfeldt-Cestero:

- Former Bourbon Street – lease rent increased.
- New owners and tenants
- Disapprove unless conditions are included in Method of Operation.
- Late hours justified given competitors in close proximity.
- New owners promised not to use sidewalk for smoker BBQ

*After deliberation, the resolution to **disapprove unless the following are included in the method of operation: 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 Sunday to Thursday, and by midnight on Friday and Saturday** was adopted.*

VOTE: 35-0-0-0.

12. **New Unenclosed Sidewalk Cafés.**

- **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.
- **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.

Presentation by George Zeppenfeldt-Cestero:

- Gina formerly on 73 and Amst – moved to Bway 69 – sought café 10'8" – approved at 9' – conditioned on pulling back – they satisfied the condition\]
- Jumbo Bagel – unanimous.

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

VOTE: 12A 35-0-0-0

VOTE: 12B 36-0-0-0.

13. **Unenclosed Sidewalk Café Renewals.**

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

Presentation by George Zeppenfeldt-Cestero:

- 2580 is Earth Cafe

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

VOTE: 35-0-0-0

14. **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.

Presentation by George Zeppenfeldt-Cestero:

- Did not appear
- Concern that they are operating nonetheless
- Penny will investigate.

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

VOTE: 36-0-1-0

Enclosed Sidewalk Café Renewal:

15. **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.

Presentation by George Zeppenfeldt-Cestero:

- On that corner since 1991. Anchor of the block.
- Pre-dates our re-examination of side street cafes and side street cafes.

CB7 Comments:

- Correct text to reflect that it is the enclosed café.

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

VOTE: 32-4-0-0.

STEERING COMMITTEE

Roberta Semer, Chairperson

Resolution Re:

16. Referendum on November 7, 2017 calling for a NYS constitutional convention.

Presentation by Audrey Isaacs:

- Some are supporting Con Con to seek Home rule for NYC
- Some oppose because of fear of issues that could be affected.
- Steering focused on process rather than specific issues that might be affected.
- County Lawyers and Women's Bar at Fordham each having panel discussions.

Presentation by Polly Spain:

- Referendum on whether to convene a Con Con
- Complicated issues – lots of research
- CB7 should address to ensure that the public is aware of the potential reach of the convention.
- Two ways to amend – either through the Legislature or Con Con
- Con Con referendum on the ballot every 20 years.
- IF referendum passes, then an election would be held the following year to determine who will be the delegates. Don't know who the delegates would be.

- Preference for amendment via Legislature

CB7 Comments:

- Sue – robust conversation at Steering. Compliment Polly and Audrey on a clear and on-point resolution that reflects the will of Steering.
- Jay – supports. Expense of Con Con is huge. Same salary as an Assemblyperson – $204 \times 79,500 = \$16\text{MM}$
- Right without limitation to hire staff. Prediction is that delegates will be existing elected.
- Propose addition to resolution – amendment via Legislature must pass two successive Legislatures – significant because accounts for changes in personnel and allows greater opportunity to the public to
- Accepted as friendly

*After deliberation, the resolution to **OPPOSE convening a NYS Constitutional Convention as proposed in the November 7, 2017 referendum** was adopted.*

VOTE: 32-0-3-0.

The meeting was **adjourned** at 9:49 pm.

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

HEALTH & HUMAN SERVICES COMMITTEE

Madge Rosenberg and Catherine Delazzero, Co-Chairpersons

October 24, 2017

Present: Shelly Fine, Sonia Garcia, Genora Johnson, Madge Rosenberg Discussion of September 2017

Meeting on healthcare.

- We should clarify eligibility for Medicare and Medicaid in nursing homes.
- Genora has found Medicaid Service Coordinators need better training for their jobs and have not been much help in getting benefits for people with disabilities.
- Sonia talked about Calvary Hospice as a one of the few caring places whose culture should be spread to other hospices and nursing homes.
- Shelly says WSFSSH has spread a similar culture from its first supportive housing in the Marseilles to the many venues they now operate. Laura Jervis, the founder, encouraged residents to “get back to life.”
- Case workers for people with special needs have bachelors degrees yet start at a salary of \$27,000. Many leave for other jobs because salary is so low. If we want to advocate for higher salaries, Sharon Crawford, Associate Program Direct at VOAGreater NY’s Rose House (scrawford@voa-gny.org), said to contact Restore Opportunity Now. The contact person is Mallory Nugent at (212) 801- 1341. Our advocacy could be spread to Borough Board and/or elected officials. State government sets the rates.
- EMS is antiquated and doesn’t even use GPS to find people needing help.

Discussion of June 27, 2017 meeting on panels for the coming year.

- How do we do needs assessments with or without interns?
- Senior housing at Douglass Houses could be done with infill or, better yet, at the Douglass buildings on Manhattan Ave. This would free up larger apartments. We could use needs assessment and make it a long term project for the committee. Talk to Penny who has mentioned it before.

PARKS & ENVIRONMENT COMMITTEE MEETING MINUTES

Klari Neuwelt, Chairperson

October 16, 2017 7:00PM

Committee Members present: Klari Neuwelt ("KN"); Steven Brown ("SB"); Ken Coughlin ("KC"); Meisha Hunter Burkett ("MH"); Natasha Kazmi ("NK"); Susan Schwartz ("SS"). Non-Committee Board Members Present: Michele Parker ("MP"); Mark Diller ("MD"); Suzanne Robotti ("SR").

The meeting was called to order by the Chair at 7:00 p.m.

Issue # 1: Presentation by Department of Parks & Recreation ("Parks") on the proposed design for the Bull Moose Dog Run in Theodore Roosevelt Park ("TRP").

Speakers / Participants from Parks:

Whitney Talcott ("WT") - Landscape Architect; Leslie Peoples ("LP") - Design Director, DPR Manhattan; Katherine Bridges ("KB") - Sr Landscape Architect; Cecilia Cho - Landscape Architect Intern; Steven Simon ("SSimon") – Chief of Staff, Manhattan – all of Department of Parks & Recreation ("DPR")

WT spoke: Parks has been working on this project for a while. Several issues need to be resolved. It's been 20 yrs since the dog run's last renovation. The dog run is close to many parks and dog friendly areas.

Goals of this proposed project: Reconstruction, ADA access, to resolve a major drainage problem, and to protect some trees (i.e. Parks will take care that trees don't die in the excavation process)

Problems: Ponding of water after rain, drinking fountain in a dog park, material loss (turf and benches).

Project budget: \$440K Nature of drainage problem: Water stands/ponds into the small dog area.

Proposed Project Features:

- Small dog run to be moved up to where driveway is.
- Entrances will remain where they are.
- Moving fountain up to a concrete pad by the westward entrance.
- A quick-connect for water hoses will be installed.
- Fences will be changed to incorporate two trees into TRP instead of in the dog park. Also more permanent fences to be installed.
- Drainage Issue: Underdrains to be installed so that water will flow into a rain garden. Will have better drainage capacity. This rain garden will be built in coordination with Gilder Center designers.
- No lighting to be changed.
- Water supply to be changed.
- New fence to be installed between small and large dog areas. Access to either will be easy.
- More benches around periphery.

Photos shown: Brownstone screenings, new trash cans, hi-low drinking fountain w dog bowl. Storage box. Type A bench.

Q&A (Committee):

KN: Explained the history of proposal going back five years. Access to rain garden? New trash cans - type? Budget breakdown? Would not advocate public money for add-ons like acoustic screening or composting on-site, but dog run users can perhaps raise money for these.

DPR: Dogs won't be able to access the rain garden, will be fenced off. Parks will look into different types of trash cans, like solar compactors.

SSimon: The \$440K budget consists of \$250K from Gale Brewer ("GB") as Council member years ago. \$100k from Helen Rosenthal's office. \$90K from GB in her present capacity.

BC(?): Size of the dog park after the project? What will be timeline of this project?

WT / LP: Dog park will be smaller because of fencing off of the two trees but this will allow them to grow better. After approval from CB7 and Landmarks, 1.5 year period until dog run is ready. Construction expected to start in spring 2019 and will take a year. Most likely this and Gilder Center will be overlapping in construction.

MH: Concerned about hydrology, tree roots, has enough exploratory research into pipes been done?

DPR: Pipes are flat, low profile and just under the surface. No trenching, not much excavation expected, so tree roots will be protected. Also drew attention to a rain garden.

SB: Feels strongly about drainage issues.

KB: Rain garden will definitely help, is a new concept of alternative storm management. Will be gravel going down 5-6 ft. Civil engineers will be looking into it.

SS: Why are small dogs being moved? Trash cans - how many? Any hazardous materials expected?

DPR: 2 trash cans in total. Don't foresee any hazardous materials being disturbed as no real excavation planned anywhere except the rain garden. Will be dealt with if encountered.

WT: Scope of construction could be less than a year; it is not complicated.

1000 dogs a week use the dog run, according to some users present. [Not clear whether 1000 different dogs, or 1000 visits.]

Q&A (Community members):

Rochelle Packman (with her therapy dog Bertie Ray): Lighting? All present lighting should be working which it does not right now. Any safe, enclosed space for some dogs that have a bad recall and need to run off leash. Mosquitoes? Smell?

SSimon: Not prepared to respond to that (safe, enclosed space for some dogs?) tonight.

WT: Mosquito and smell issue related to poor drainage right now, hopefully will get better.

Amy Wu: Sustainability and trash. Greenhouse gases emitted from dog waste, which needs to be dealt with properly. East River State Park has used a dog waste composter mechanism very successfully. Cost only \$2K to set up. Any possibility of this?

SSimon: Will look into it. Will call East River State Park.

KN: How does the dog run work?

SSimon: Parks will come and take out trash only. We rely on dog run groups to participate and help out.

Steve Anderson from Theodore Roosevelt Park Neighborhood Association (81st Street Block Association): Two issues that have never been addressed for years: sound issue (louder inside apartments than in the dog run itself). Also, volunteers can't do everything all the time. Need some support from Parks to police the dog runs.

WT: Sound issue is because of buildings that reflect sound, but they will look into it further. Not much can be done because of the topography.

One suggestion: Tiles on museum wall or in some space in between the wall and the dog run. Neoprene cushioning possibility (but Parks has not looked into the cost for this).

LP: Cost issue. Soundproofing can be looked into, but then other aspects of the project would have to be dropped to remain within budget.

Monique Lewis (with her dog Princess) from 77th street: Why not put benches on the side so dogs would have

more space to run around?

DPR: Dogs will have space to run around the benches. Some dogs have been known to climb on top of the benches and then escape the dog run by jumping over the fence.

Jan Appelbaum from 72nd street: Re sound issue. People have to be told that it's not ok to let your dogs keep on barking. The dog run community has to take responsibility. Due to dust, puddles, chaos, she no longer goes in there. Can we get a temporary solution?

Rick Eisenberg: Two spigots on SW portion: will they be left intact? DPR: That will be changed to a QCBB.

Laura Miner from 80th street: Fountains with dog bowls are not recommended in other parks bec of issues with cleaning them.

Lighting: cost to re-lamp, redo lighting so we can raise funds?

Fences /gates: can rats or small dogs dig underneath?

Extra person from Parks to help the volunteers: how much would it cost?

WT: All lights of dog run will be working. There will be a board at fences to prevent digging.

Jane Beale from 81st street: Dog bowl will be on the paved area, so cleaning should not be an issue. Requested that if the trash cans are covered, then they should not be hand operated (perhaps foot-operated?). Growth in rain garden should be kept low.

Diana Ross: Any plans for a fenced off dog area in CP?

SSimon: No plan right now

Dean Di Carlo from 81st street: Benches (1 or 2)?

Peter Wright (Friends of TRP): Big Belly trash cans are very helpful and desirable. Dwarf dogwoods were a giant mistake when planted on the path 17 years ago. Friends strongly endorses what Steve Anderson said about acoustics.

Dog run volunteer organization runs hot and cold - it has to raise private money.

William Roudenbush from 80th street: Dog run user. Impossible to raise funds for a 7year capital project. Wanted hard commitments from parks re time of construction. Toxic materials?

WT: No major digging to be done except for rain garden, so no toxic materials expected.

KN: Usually not possible to get a hard timeline commitment for a DPR project such as this one.

SSimon: No connection of this project with the timeline of the Gilder Center.

Question from a Community Member: Mosquitoes coming from north of the wall because sprinkler system not working well.

Rain garden -what will happen to it in the winter?

WT: Rain garden will remain functional.

Q&A (Non-Committee Board Members):

MD: 2013 resolution spoke about surface erosion so mentioned possible use of dog turf (canine turf).

Community members: Can DPR install some interim resurfacing at eroded areas prior to doing the renovation?

DPR: Should be able to do that. Also, to the extent lights are not working now, they may not have been reported to DOT, which has the responsibility to fix them. All lighting should be put in operating condition by DOT as

ordinary repairs.

Resolution: Design is approved. Resolution to include concern that DPR has not investigated sound attenuation and strong request that it do so and work with constituents to find a solution as it continues to move forward with these plans. Also, will include suggestion that private funds be raised for add-ons, request that DPR help users find alternate locations to exercise their dogs during the construction phase and will urge users to exercise more restraint w their dogs and better monitor compliance with dog run rules.

VOTE:

Committee members:

4-1-0-0

Non-committee Board members:

2-0-1-0

Item # 2: Discussion with Central Park Conservancy (the “Conservancy”) of planning for former Tavern on the Green (“ToG”) parking lot.

Speakers from the Conservancy: Chris Nolan (“CN”) and Lane Addonizio (“LA”).

KN: After the former concession for ToG ended, the city chose a new concessionaire via an RFP process. Concession does not include the rectangular parking lot under discussion today, i.e. the parking lot is not part of the licensing agreement. Numerous members of the community and CB7 members have urged that the parking lot area be turned to park uses as soon as possible.

CN / LA: Greening or bringing it back into park use is one item within an existing larger 10-year strategic park plan. The 10- year project will restore many different areas of the park, not just woodlands and playground projects. Private fundraising still going on.

Budget for the 10-year plan: \$300MM. City: \$60MM + Conservancy: \$240MM.

No specific design or plan right now for spending any of the \$300MM.

Ideas being considered for the parking lot: More athletic use, maybe children’s play area. Right now the Conservancy is a year out from the early planning stage. To do something involving spending a substantial amount of money on a temporary basis for a few years would be too expensive. Even for simpler projects, there might be an issue with funding / timing of availability of funding.

Community/Committee comments: Neighbors have observed vehicles parked illegally in the parking lot. Also have observed informal ball-playing and other recreational activities.

Joanne Imohiesen (neighbor on CPW and former member of P&E Committee): Appreciates work Committee has done with regard to parking lot. Having it out of the concession has improved quality of life for neighbors: less noise, etc.

Jane Majesky from 55 CPW: Understand that ToG encroaches on the parking lot space that is not part of its concession for parking trucks, etc. Wanted to make CB7 aware of possible misuse of the concession by ToG.

Comments/ Ideas re Design of the Parking Lot Space from CB7 and Community Members:

Informal play space (scooters, bikes, hopscotch for small children).

Multi-use space akin to the area around AMNH’s 79th street entrance.

Would be good to serve a population other than small kids since there are 2 beautiful playgrounds nearby.
Damrosch park as a model with regard to annual use by DPR for about a month in the late fall for a pavilion and events for the NYC Marathon.

Bike lessons for children or adults by a non-profit or DPR or Conservancy.

Move Columbus Avenue farmers' market there during the Gilder Center construction project.

Placing movable planters with plants and/or benches in the space.

CN/LA: Commit to returning to P&E Committee January, 2018 meeting to discuss ideas for interim park-appropriate uses of former parking lot pending full conversion by later capital project.

Resolution: Urge Conservancy to move permanently converting former parking lot to park-appropriate uses to top of list of planned capital projects.

VOTE:

Committee members:

4-0-0-0

Non-committee Board members:

2-0-0-0

The meeting was adjourned at about 9:30 p.m.

PRESERVATION COMMITTEE MEETING MINUTES

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

October 12, 2017 6:30 PM

Present: Jay Adolf, Gabrielle Palitz, Louisa Craddock, Gabrielle Palitz, Mark Diller, Meisha Hunter Burkett and Peter Samton. **On-Leave:** Miki Fiegel.

1. 70 West 71st Street d/b/a Pasha Turkish Restaurant (Columbus Avenue.) Application #19-10006 to the Landmarks Preservation Commission to legalize the installation of the awning and wall.

The following facts and concerns were taken into account in arriving at our conclusion:

The applicant did not appear at the meeting, so the application was disapproved.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **disapproves** the legalization of the installed rigid awning and end wall.
Committee: 6-0-0-0.

2. 464 Amsterdam Avenue d/b/a Hampton Chutney Co. (West 82nd – 83rd Street.) Application to the Landmarks Preservation Commission for a storefront.

Presentation: Fani Papanicolaou, Matthew Bird, Architects

The following facts and concerns were taken into account in arriving at our conclusion:

- The proposed storefront is located in the central building of a three-unit grouping of five-story tenement style apartment buildings built in 1894 by Gilbert Schellenger
- The existing storefront has a vertical board panel which extends over the existing original sign band, interrupting the three-building long horizontal run of the sign band.
- The proposed storefront will re-expose the sign-band, extending full height up to its underside. The storefront will retain the footprint of the existing recessed, beveled-wall central entrance.
- The cornice above the sign band will be repaired, and the pressed steel sign band will be exposed and repaired. The sign band color will be a dark brown or bronze color, darker than the paint color of the sign band above the apartment building entrance to the north
- The storefront materials will be black steel and glass - fluted channel glass for the lower 2'-4" of fenestration to provide privacy for those seated at tables alongside the window, and clear glass above.
- The central entrance door will be solid walnut, with a long brass door pull.
- There will be an operable, in-swinging bi-fold pick-up window to the south of the entrance.
- The window to the north of the entrance will be a single piece of plate glass, likely with some painted signage element.
- No signage or lighting design was presented, but the applicant suggested the signage might be adhered onto the sign band rather than mounted into it, likely with LED back-lighting to create a soft halo around the letters.
- The existing sidewalk hatch at the southern end of the site will be removed. The existing sidewalk hatch to the north will be replaced in kind.

Discussion:

There were expressed opinions that the bulkhead could be a bit lower than it's 2ft 4in. height. Gabby P. suggested that more symmetry would be desirable. Also having each side with a different design for the bulkhead was problematic. Peter S. and Louisa C. questioned the design of a solid door. Meisha H.B. felt it was an inviting design. All were OK with the awning.

Resolution:

Community Board 7/ Manhattan

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed storefront design is reasonably appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the new storefront.

Committee: 4-0-2-0.

3. 214 Riverside, Apt 508 (West 94th Street) Application to the Landmarks Preservation Commission for window replacement.

Presentation by David McAlpine, McAlpine Architecture

The following facts and concerns were taken into account in arriving at our conclusion:

- All the original six-over-one wood windows were replaced with aluminum windows in 1985, when the building underwent an extensive renovation.
- These aluminum replacement windows are all one-over-one double-hungs, installed without any historic brick mold.
- Because of the decorative architectural details of the building's street facades, PTAC units were installed within selected lines of window openings rather than through-wall below the window openings, to avoid destroying any of the decorative facade material. This has the effect of raising the interior sill height, and also of raising the location of these meeting rails, so that they do not align with the height of the meeting rails at the majority of the adjacent windows, where the sash fills the entire window opening height.
- The proposal is to replace all the existing windows in apartment 508 with new one-over-one double hung aluminum, thermal windows by Skyline. Windows to be dark bronze finish to match the existing windows, with no decorative brick mold.
- A central air conditioning system will be installed, replacing the five individual PTAC room units in with one single in-window condenser unit. The new condenser would be installed in lieu of the upper sash of a window in a side facade bordering the building's entrance recess, only slightly visible from the public way because of the steep viewing angle. The condenser would have a dark bronze linear grille to match the PTAC grilles throughout the building.
- By eliminating the in-window PTAC units, the proposed replacement windows would have meeting rails that aligned horizontally with the other adjacent non-PTAC windows, but these new windows would interrupt the in-window PTAC pattern vertically. Along the 94th Street facade, this interruption would be mostly masked by the existing fire escape, but along the Riverside Drive façade, this variation would be fully visible from the public way.

The Committee noted a lack of thoroughness in the presentation, particularly since the proposed windows were not shown within the context of the existing windows in the two street-facing facades.

Resolution:

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed replacement windows are inappropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **disapproves** the replacement windows.

Committee: 5-0-1-0.

As the lifespan of the existing aluminum replacement windows is nearing its end, the Committee **strongly** urges the building to develop a master plan for window replacement in the very near future.

4. 884 West End Avenue (West 103rd Street.) Application #19-14525 to the Landmarks Preservation Commission to install a barrier-free access ramp.

Presentation by Shreejit, Architect

The following facts and concerns were taken into account in arriving at our conclusion:

- The building entrance is located 15" above the sidewalk.
- A new entrance ramp is proposed to provide ADA access to the building.
- The new ramp and new front steps will be faced in granite to relate to the granite the base of the building.
- Horizontal surfaces (ramp, landing and new stair treads) will be topped with rough-finished granite slabs.
- Vertical surfaces (side of the ramp, stair risers) will be faced with granite tiles, similar in color to the granite slab material.
- A new black pipe railing will be installed on both sides of the ramp.

As the inner side of the ramp is located approximately 12" away from the face of the building façade (to clear a decorative architectural element bordering the front door), the Committee expressed concern that this residual space could become filled with street trash. The Committee urges the applicant to address this spatial gap, either by introducing a narrow planting bed, or creating some kind of enclosure so the space to prevent trash from collecting here.

The Preservation Committee of Community Board 7/ Manhattan believes that conceptually the proposed ramp is reasonably appropriate to the historic character of the building and the Historic District. However, there were many details about the design missing from the presentation, including material samples and colors, and renderings showing slab joint lines, tile sizes, and material colors, so the application was laid over.

The applicant will return to the Committee to present the additional materials requested on Wednesday November 8 at 5:30 pm, before the November Full Board meeting, to be held at Mt. Sinai/Roosevelt Hospital, 10th Avenue and 59th Street.

Respectfully Submitted:

Peter Samton w/major assistance from Gabrielle Palitz

TRANSPORTATION COMMITTEE MEETING MINUTES

Andrew Albert and Howard Yaruss, Co-Chairpersons

October 10, 2017, 7:00 PM

Present: Andrew Albert, Howard Yaruss, Isaac Booker, Ken Coughlin, Marc Glazer and Richard Robbins. **Chair:** Roberta Semer. **Board Member:** Mark N. Diller. **Absent:** Elizabeth Caputo, Joshua T. Cohen, Miki Fiegel, Lillian Moore and Suzanne Robotti.

Meeting called to order at 7:00 pm

1. **Winter's Eve. Application to the Department of Transportation by the Lincoln Square BID for curb lane, sidewalk and street closures for the November 27th Winter's Eve.**

Phil Gordon of the Lincoln Square BID said that the only changes from last year's event are that 62nd Street between Columbus and Amsterdam will be closed to automotive traffic for the erection of a dance tent (rather than the previous 61st Street between Broadway and Columbus), and the entire curb lane (rather than the previous partial curb lane) on the east side of Broadway between 62nd and 63rd streets for food-tasting tents and music.

The event may require taking additional curb lanes in front of 1880 Broadway and 2008 Broadway due to scaffolding across the street. The BID will know within 10 days whether these locations will be needed. Hours of the event will take place November 27 from 5:30 pm to 9 pm. The tree lighting will be at 6 pm and Mickey Dolenz, former drummer for the '60s band the Monkees, will be the headliner.

Resolution to approve:

Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.

2. **2431 Broadway (West 90th Street) d/b/a Face Value & Beyond. Application to the Department of Transportation for extension of truck loading and unloading zone hours on the south side of West 90th Street to 8AM to 10PM seven days a week.**

Current signage on the eastern portion of the south curb of West 90th between West End Avenue and Broadway calls for loading only from 8 am to 6 pm except Sunday. John Holden, assisted by Donna Duffy, of Face Value & Beyond presented a request to extend the loading zone hours on W. 90th Street an additional four hours, until 10 pm. The new store has hardly any space to hold delivered merchandise and so must distribute it to shelves immediately and this cannot be done when the store is open and crowded with shoppers. Ideally, deliveries come in at 8 or 8:30 and the goods are stocked on shelves after the store's 10 pm closing.

Delivery involves one delivery truck a day, operated by New West Logistics. The truck typically arrives between 8 and 8:30 pm and unloading takes half an hour to an hour. The committee was assured that the truck does not idle during this process. The only sounds, according to the store representatives, are the lowering and raising of the truck's hydraulic lift and the sound of bins being moved across the sidewalk to the store's service entrance on 90th Street. (Residents of 250 W. 90th also complained at the meeting of workers yelling to one another.) Holden said that a delivery typically consists of 10-12 pallets of merchandise.

Currently deliveries have been taking place outside of the permitted loading hours, and often not on 90th Street because that loading zone is frequently inaccessible due to vehicles illegally parked there, usually with handicapped placards. There is apparently no enforcement of the rules at this location. When curbside access on 90th Street is blocked, the truck parks on Broadway, blocking a bus stop, and parking tickets are frequently received. Merchandise from the truck is moved through the store's main Broadway entrance. Duffy said that Face Value & Beyond would prefer to unload on Broadway and use the store's entrance there if the curbside could be turned into a dedicated loading zone.

A number of residents of 250 West 90th Street, which occupies the corner lot at 90th Street and Broadway, attended the meeting and argued against extending the loading zone hours. Jack Carpenter told of

maneuvering his stroller through workers unloading on the sidewalk. Chris Rogers said that his infant son's room is directly above where unloading takes place. He claimed that trucks arrive as late as 1 am and that the noise of the rolling bins vibrates up to his apartment. Jonathan Arkins has two daughters, ages 8 and 4, who sleep in a room above where the trucks unload. He said the trucks' lift gates are not lowered gently and they sound like gunshots when dropped into place. Arkins said that with a little foresight Face Value & Beyond could have carved out some space from the sales shelves for storage, rather than forcing the building residents to bear the cost of its bad planning. He also noted that this section of the street will be allocated as a loading zone for 96 hours a week, all for one truck delivery a day.

There followed committee questions and discussion, during which the committee wrestled with four possible solutions: whether Face Value & Beyond can make deliveries during normal business hours; whether the deliveries could be made more quietly; whether the deliveries would be more appropriately shifted to Broadway; and whether there was a way to compromise on the extension of loading zone hours.

Restricting deliveries to business hours did not seem possible. Face Value & Beyond claimed that there is no way to modify the interior to create more storage space. It is not economically feasible to break up the deliveries into several smaller ones. Deliveries can't be made in the morning because the store needs to be closed for much of the restocking work to be done. The committee was not willing to simply allow Face Value & Beyond to continue accruing double-parking tickets because double parking, besides being illegal, is a safety hazard and a prime driver of congestion.

Suggestions were made for noise mitigation, such as putting down cardboard on the sidewalk to deaden the sound of rolling carts. Non-committee board member Mark Diller suggested assigning someone to manage deliveries as quietly as possible. It was generally agreed that any mitigation efforts would likely be short-lived.

Broadway would be Face Value & Beyond's choice for unloading but the existing bus stop in front of the store would have to be moved and a loading zone created. This also would not address the residents' complaints of unloading noise after 6 pm. Matina Hund, a resident of 250 West 90th, said that her apartment faces on Broadway and urged a delivery cutoff of 6 pm. Arkins noted that if the loading zone hours stretch to 10 pm, trucks from other stores will inevitably use it. Mark Diller observed that if there must be double parking, it's better to have it on Broadway as opposed to 90th Street.

Committee members proposed several alternative loading zone hours. Neither the residents nor the store's representatives were happy with extending the loading zone only until 8 or 9 pm rather than 10 pm, and the residents saw no benefit to starting the loading zone at 10 am rather than 8 am.

At one point, committee member Rich Robbins memorably characterized the debate as "a quality of life issue masquerading as a transportation issue." However, since CB7 currently has no Quality of Life committee, the debate continued.

Committee co-chair Andrew Albert suggested deferring the decision a month so the committee could obtain a work plan from the store, consult with our DOT representative about parking enforcement and check on whether the bus stop can be moved. Committee member Ken Coughlin opposed this, saying that delaying would mean another month of tickets and double parking.

The committee finally determined that the threshold issue is whether to change the loading zone hours, irrespective of what the actual hours should be, and that whether to move loading to Broadway is a separate issue. There followed a vote on a resolution to change the loading zone hours from those that currently prevail. The resolution failed by the following tie vote:

Committee: 3-1-2-0. Non-Committee Board Members: 0-0-2-0.

Committee co-chair Howard Yaruss noted that Face Value & Beyond may raise the issue again with the committee, and in the meantime Andrew Albert will look into moving the bus stop to create a loading zone on Broadway.

New Business

Community Board 7/ Manhattan

Community member Susan Crawford asked about the status of the proposed redesign of 110th Street. Andrew Albert told her it's a matter for three community boards, 7, 9 and 10. The DOT will go to each board with its proposal, with CB7's meeting on November 14 in the Douglass Circle area.

Crawford asked about the procedure for reducing alternative-side of the street parking to one day a week rather than the current two in a given neighborhood. She observed that it's one day a week in Washington Heights. Committee member Isaac Booker said that's a special situation, although the committee wasn't clear on why it's special. The consensus was that the Department of Sanitation gives street cleanliness scorecards to neighborhoods and bases street cleaning frequency on these scores. But scaling back to one day a week has a budget impact because there are fewer tickets. The procedure for a change is to ask the DOS to review the scorecard for that neighborhood and consider one day a week. Rich Robbins asked about the cost of sweeping a street four times a week in terms of air pollution and how much more cars are driving in circles to find parking. "Do we want to keep our streets clean at the expense of our air?" he asked.

There was a brief discussion of the DOT's piloting of a new "mixing zone" design at 70th St. and Columbus Ave. and 85th Street and Amsterdam Ave.

3. Discussion of transportation priorities for the FY2019 NYC budget.

Andrew Albert said that the CB should ask for an "improved bus service pilot program" on a non-SBS route to demonstrate that improving service can increase ridership.

For Capital Budget request #1, "Fund street-scape safety improvements," it was decided to highlight several high-crash intersections.

It was decided to add "including dummy cameras" in item #6, "Fund speed cameras throughout MCD7"

For item #7, "Fund red light cameras throughout MCD7," it was decided to call for a minimum of 20 cameras in the district.

In the Expense Budget requests, it was decided to make funding to train precinct officers in the use of speed cameras our top priority and move the request for funding of signs for drivers entering the district from the Henry Hudson Parkway to #2.

Present: Andrew Albert, Isaac Booker, Ken Coughlin, Marc Glazer, Richard Robbins, Howard Yaruss. **Non-committee board members:** Mark Diller, Roberta Semer

The meeting can be viewed in its entirety at:

<https://www.youtube.com/watch?v=AmvEooC7xqs&feature=youtu.be>

COMMUNICATIONS COMMITTEE MEETING MINUTES

Linda Alexander and Su Robotti, Co-Chairpersons

Wednesday, October 4, 2017

Present: Linda Alexander and Suzanne Robotti. **Absent:** Elizabeth Caputo.

Non-Committee Members Attending: Roberta Semer and Penny Ryan.

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

1. Discussion of content and schedule of future twitter chats
 - a. Rats and the Mayor's initiative scheduled for Tuesday, October 17 at 5:30
 - b. Su and Linda to promote event on CB7 Twitter and Facebook pages
 - c. Board office to promote on CB7 website
2. Hot Buttons on Website: Linda and Su to reach out to Committee Co-Chairs for their input and Hot Button preferences.
3. Tracking followers: currently 985 follower CB7 Twitter page.
 - a. Linda and Su to reach out to the elected officials reps to follow CB7 social media pages
 - b. Linda and Su to write a monthly blurb to send out, e.g., "Follow CB7 on Twitter and Facebook at...."
4. Target constituent groups monthly: Linda and Su will write blurbs each month directed to specific community groups, such as seniors, disabled, etc., when there are upcoming meetings with relevant topics.
 - a. Roberta and Penny will be contacting the various groups' executive directors about this initiative.
 - b. John will email flyers of the monthly calendars to executive directors, as well, especially reaching out to senior housing organizations, as well as WSSFSSH.
5. Linda and Su to post a message on the CB7 Twitter and Facebook pages to invite and engage community members and drive them to the website for more information, e.g., "If something is coming up on your block follow us on Twitter and learn more on the CB7 website."
6. Committee to continue to work with John Martinez to reach out to senior housing facilities with information about upcoming meetings
7. Discussion of how to communicate the upcoming ULURP hearings for the WSSFSSH project on West 108th Street
8. Linda and Su to Tweet information about October 24th WSSFSSH meeting at Jewish Lifecare, from 6-9, spearheaded by Land Use Committee.
9. Team working on updates of CBO Lists and will oversee data input by interns from MBP's office.

Meeting was adjourned at 7:40 p.m.