

BUSINESS & CONSUMER ISSUES COMMITTEE

GEORGE ZEPPENFELDT AND MICHELE PARKER, CO-CHAIRPERSONS

January 11, 2017

The meeting was called to order at 7:05 p.m.

Present: George Zeppenfeldt-Cestero, Marc Glazer, Christian Cordova, Paul Fischer, Linda Alexander.

Applications to the SLA for two-year liquor licenses:

1. **160 Riverside Drive**, a/k/a 161 Freedom Place, Hiro Sushi at Ollie's Inc, d/b/a Hiro Sushi at Ollies.
 - Presenting: Rosa Ruiz, representative, rosa@rosamruiz.com; Cindy Rong, owner, rix02042003@gmail.com. Applicant posted at the venue, only, but will post throughout neighborhood by Friday, 1/13/17 and will send the list to the CB7 office. It is a transfer of ownership.
Committee **Approves** Application: 5-0-0-0
2. **768 Amsterdam Avenue** (West 97th Street.) Amsterdam Ale House 97 LLC, d/b/a To be Determined.
 - Presenting: Jacob Rabinovitz, owner, rstwst@yahoo.com; Eric Cross, GM, ewc333@gmail.com, long time neighborhood restaurateurs, are opening up a second venue. Paul Fischer confirmed postings. Suzanne Reisel, suzannereisel@gmail.com, a neighbor whose bedroom is close to the back of restaurant, is concerned about noise emanating from a planned rear-yard café. She and her neighbors constantly complained about the previous restaurant tenants. A more recent resident of the building at 768 Amsterdam Avenue, William Caine, tedc@gmail.com, also expressed concern about noise. Mr. Rabinovitz does not want unhappy neighbors and says he is open to installing a semi-enclosed structure, such as a gazebo or canopy, to dampen the sound. In addition, he has agreed to close the backyard café at 11p.m., from Sunday through Thursday; and Midnight on Friday and Saturday. In addition, there will be no music in the back yard cafe. Inside, the restaurant may stay open until 4 a.m. Applicant has agreed to meet with the committee again six months after the restaurant opens, in April 2017. Residents will be meeting with owners over the next few weeks to review sound mitigation efforts.
Committee **Disapproves** Application unless aforementioned stipulations are included in the method of operations: Committee vote: 5-0-0-0
3. **103 West 72nd Street** (Columbus Avenue) JCB Rest Inc. d/b/a Malachy's.
 - Presenting: Theresa Kelly, boomboomccarthy@yahoo.com; William Raftery, Billraft@gmail.com. George Z confirmed postings. Long-time staff members, now owners. Previous owners were William and Jack Flanagan.
Committee **Approves** Application: 5-0-0-0
4. **141 West 72nd Street** (Columbus Avenue) MA UWS New York, Inc. d/b/a Izakaya Ida.
 - Presenting Jae Yu, representative, nylicense@gmail.com. George Z confirmed postings were extensive. It will be a Japanese restaurant with a full bar, open Noon to 11 p.m., Monday through Sunday. Deliveries are not planned.
Committee **Approves** Application: 5-0-0-0

Unenclosed Sidewalk Café Renewals:

5. **2130 Broadway** (West 75th Street.) Renewal application #2011932-DCA to the Department of Consumer Affairs by Beacway Operating, LLC, d/b/a Hotel Beacon, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 32 seats.
 - Thomas J. Travers, GM, Director, ttraversra@beaconhotel.com. Mr. Travers brought photographs and list of the postings. George Z. confirmed the sign in the front of the venue.
Committee **Approves** Application: 5-0-0-0
6. New business.

Marc Glazer initiated a discussion about street fairs and the challenges faced by brick-and-mortar businesses who lose a day's worth of sales. He is suggesting that each of the street fair operators donate a table dedicated to promoting the neighboring retail, who could leave flyers, cards, etc.

The meeting ended at 8:20 pm.

FULL BOARD MEETING

ROBERTA SEMER, CHAIRPERSON

January 3, 2017

Community Board 7/Manhattan's Full Board met on Tuesday, January 3, 2017, at Congregation Rodeph Sholom, 7 West 83rd Street (Central Park West), in the District. Chair Roberta Semer called the meeting to order at 6:40 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the December 6, 2016, full Board meeting were **approved**.

VOTE: 30-0-0-0

Chair's Report: Roberta Semer:

- Leadership positions are available in the Community Board.
- Any member interested in doing a project should talk with the Chair.
- Printed CB applications will be available by January 15th.
- Anyone can also apply online.

Community Session:

Win Armstrong, Bloomingdale Neighborhood History Group:

- History of Sculptures in the West 96th Street – 110th Street neighborhood.
- At 6:30 pm on Monday January 23rd at Hostelling International.

Dr. Cary Goodman, Save Our Park:

- **Maria Fernandez from Save Our Park** ceded her time to Dr. Goodman.
- Recap on Theodore Roosevelt Park, nothing happened last year.
- Because neighborhood opposition the American Museum of National History was forced to entertain new area of interests.
- The Museum is required to do a greenhouse gas analysis, which slows the project's process.
- The Museum's application was never given out to homeland security for review.

Manhattan Borough President's Report, Diana Howard:

- Still in the process of receiving Community Board applications.
- CB applications are due by February 3rd.
- Donation drive collected 400 boxes of diapers.
- MBP is co-hosting a forum on construction harassment of tenants on January 10th, 6:30 – 8:30 pm, at 1 Centre Street.

Reports by Elected Officials' Representatives:

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

- Blood drive Sunday January 22nd, 11 am – 6 pm, at Saint John the Divine Cathedral.

Community Board 7/ Manhattan

- Last meeting for Amanda, will be replaced by Liz Nell.

CB7 Comments:

- Mark Diller:
 - ✓ Q: will Assembly Member O'Donnell move forward the "Dignity for All Students Act"?
 - A: will prioritize but don't know how it will look out yet.

Emily Markowitz, Office of Assembly Member Richard Gottfried (75th District):

- Last month the NYS Department of Health announced changes that will increase access to medical marijuana.
- The changes include a new list of covered conditions.
- People who were denied renewal of Senior Citizen Rent Increase Exemption (SCRIE) will get a letter from the NYC Department of Finance telling them how to restore the benefit.

Eric Holquin, NYC Comptroller Scott M. Stringer's Office:

- The Comptroller released his 3rd annual Red Tape report
- The City spent 36 million in services.

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

- The Senator is focusing this month in health and wellness.
- The Food Bank for NYC, NYC Department of Health and others will present their health initiatives on selected dates throughout the senate district.
- One upcoming date will be Thursday January 5th at JASA Club 76 Senior Center from 11 am – 2 pm.

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

- Event to sign up for low cost insurance on Thursday January 19th, 1 – 5 pm, at Children's Aid Society.

Steven Scandole, Office of Council Member Helen Rosenthal (6th District):

- Senior Resource Guide is still available.
- Housing Workshops on first Wednesday of every month; next workshop on January 4th.
- Receive legal assistance pro bono lawyers.
- Hosting a workshop for restaurant owners and managers on Monday January 9th, 3 – 5 pm.
- Get tips on regulations, marketing and accounting. Get help from lawyers.
- Received hundreds of toys at the toy drive.
- In 2016 the office helped 4000 people, 2000 for housing issues alone.

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

- Screening and panel discussion of film "Hate in America", Sunday January 29th, 5 – 7 pm, at the SVA Theatre.
- The panel includes the film producer and someone from the Anti-Defamation League.
- Legislative agenda in 2017 will include protecting the environment, LGBT rights, among others.
- Will introduce housing bills increasing civil penalties to landlords that don't register their rent-stabilized units and overcharge their rent regulated tenants; and to create parity on the formulas used to determine rent increases for rent-regulated apartments.

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

Community Board 7/ Manhattan

- The House Republican's motion to gut the Ethics Office signals what to expect from the new congress.
- The motion was put on hold because of people's emails; have your voices heard.
- Congress Member Nadler is pushing for congress to refund NYC the 35 million spent on Trump's security.
- The House has allotted only 7 million so far.

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

- Amsterdam Houses' residents have been left without cooking gas.
- Assembly Member Rosenthal has worked to get CityMeals on Wheels and other food services to provide food to the residents.

Paola Ruiz, NYC Mayor's Community Affairs Unit:

- 500 people attended the December 15th town hall.
- 300 people attended the Community Board receptions at Gracie Mansion.
- Continuing to register for IDNYC event in February, more information forthcoming.
- Contact her if you have issues with any city agency.

Business Session:

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

1. **Multi-block street fairs.** Applications to the Street Activity Permit Office for multi-block street fairs in 2017.

DATE	SPONSOR NAME	LOCATION
4/23/17	Lincoln Square Neighborhood Center	Columbus, West 66 th – 72 nd
4/30/17	Veritas, Inc.	Broadway, West 96 th -102 nd E
4/30/17	Duke Ellington Blvd. Neighborhood Association	Broadway, West 102 nd -106 th E
4/30/17	24th Precinct Community Council	Broadway, West 102 nd -106 th E
5/07/17	Broadway Mall Center	Broadway, West 86 th - 93 rd E
5/14/17	Committee for Environmentally Sound Development	Broadway, West 60 th -65 th E
5/21/17	West Manhattan Chamber of Commerce	Amsterdam, West 77 th –88 th
5/28/17	Coalition for a Livable West Side	Broadway, West 72 nd -82 nd W
5/28/17	Safe Haven West Side Basketball League	Broadway, West 82 nd -86 th W
6/04/17	Project Open at Lincoln Center Towers	Broadway, West 65 th -72 nd W
6/04/17	Mitchell-Lama Residents Coalition	Broadway, West 65 th -72 nd W
6/10/17	Valley Restoration, LDC	Columbus, West 96 th –106 th
6/11/17	West Side Federation of Neighborhood & Block Assoc.	Broadway, West 73 rd -82 nd E
6/11/17	The Broadway Mall Association	Broadway, West 82 nd -86 th E
8/13/17	Goddard Riverside	Amsterdam, West 79 th -86 th
9/17/17	West Manhattan Chamber of Commerce	Columbus, West 68 th –86 th
10/15/17	Bloomingdale Area Coalition	Broadway, West 96 th –106 th W
10/22/17	NAACP Mid-Manhattan Branch	Broadway, West 86 th – 90 th W
10/22/17	Symphony Space	Broadway, West 90 th – 96 th W

Presentation by George Zeppenfeldt-Cestero:

- The vote to approve was unanimous at 7-0-0-0, (non-committee members 1-0-0-0 for all except 2).

Michele Parker:

- The city proposed changes to the rules issue will come back at end of the year.
- Street Fair's producers are on board to work on this.
- We opposed many of the proposed rule changes.

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

VOTE: 40-0-0-0 for all except the 2 West Manhattan Chamber of Commerce fairs.

VOTE for the 2 West Manhattan Chamber of Commerce fairs: 39-0-0-1.

Change of Class application to the SLA, from wine and beer to full on-premises liquor license:

2. **228 West 72nd Street** (Amsterdam Avenue.) Mrgebhard LLC, d/b/a Gebhard's Beer Culture.

CB7 Comments:

- Mark Diller:
 - ✓ Q: how long did they operate before applying for the change of license?
 - ✓ A: somewhere between 6 – 12 months.
 - ✓ There is a concern at the SLA of businesses getting their foot in the door by first getting the beer and wine license in order to get the full liquor license later.
 - ✓ A: It is common for business owners to test the market first by getting the beer and wine license. This is not a cause for concern.
- Richard Robbins:
 - ✓ Q: are some owners gamming the system by getting the beer and wine license first because it is easier?
 - ✓ A: No. We use the same criteria to approve those licenses as we do to approve full liquor licenses. We encourage the public to attend the meetings.

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

VOTE: 40-0-0-0

Applications to the SLA for two-year liquor licenses:

3. **154 West 72nd Street** (Columbus Avenue.) Dark Bullet Corp., d/b/a To be Determined.

Presentation by George Zeppenfeldt-Cestero:

- New application; new owners; south side of the street; committee approved unanimously.

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

VOTE: 40-0-0-0

4. **279-283 Amsterdam Avenue** (AKA 175 West 73rd Street.) D&S Dining Group LLC, d/b/a To be Determined.

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

VOTE: 40-0-0-0

5. **New Unenclosed Sidewalk Cafés:**

- **311 Amsterdam Avenue** (West 74th – 75th Streets.) New application #20657-2016-ASWC to the Department of Consumer Affairs by SweetGreen New York, LLC, d/b/a SweetGreen 75th Street & Amsterdam Avenue, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 26 seats.
- 676 Amsterdam Avenue (West 93rd Street.) New application #7967-2016-ASWC to the Department of Consumer Affairs by Sunflower Amsterdam, LLC., d/b/a Sunflower Cafe, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 24 seats.

Presentation by George Zeppenfeldt-Cestero:

- We questioned 311 Amsterdam Avenue on their exit doors.
- There are 2 exit doors. One is the entrance, the other one is a corner door.
- They are allowed to block the corner door with tables.
- Unanimously approved by the committee.

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

VOTE: 40-0-0

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolution Re:

6. **51 West 81st Street** (Columbus Avenue.) Application to the Landmarks Preservation Commission for window replacement.

The committee withdrew this application.

PARKS & ENVIRONMENT COMMITTEE

Klari Neuwelt, Chairperson

Resolution Re:

7. NYC Department of Parks and Recreation's proposed renovation of the Broadway Malls between West 102nd – 104th Streets.

Presentation by Klari Neuwelt:

- Presentation slides were shown.
- The malls run down the middle of Broadway.
- The Broadway Mall is under the jurisdiction of DPR.
- The private organization brooklynmall.org provides volunteers and financial support.
- Council Member Melissa Mark-Viverito allocated several thousands of dollars to repair them.
- The West 102nd – 103rd street segment has an area for arts exhibits, which will get expanded as part of the renovation plan.
- It will also have benches and other landscaping features added.
- A cap will be added to protect pedestrians at the north end.
- Current poor condition can be seen on presentation slides.
- The West 103rd – 104th street segment is above the subway station.
- There is no plan for art work.
- The existing raised tree planters will be fixed and improved.

- The presentation slides show the recommended planters.
- New plantings will be added.

CB7 Comments:

- Miki Fiegel:
 - ✓ Q: is there a plan to address the problem of planters getting filled with garbage?
 - ✓ A: the issue did not come up at the committee meeting. Presume that DPR will try maintaining the planters; don't know if the Broadway Mall association will involve themselves in cleaning them.
- Robert Espier:
 - ✓ The Doe fund has funding for garbage pickup.
 - ✓ They may be able to maintain these Broadway malls.
- Jeannette Rausch:
 - ✓ Q: will there be new tree planters added?
 - ✓ A: trees will be planted in three new planter beds.
- Miki Fiegel:
 - ✓ Pear trees are too vulnerable, they get sick and diseased; don't live long.
 - ✓ They are the first to bloom in the spring.
 - ✓ They are being removed for more hardy trees.
 - ✓ The City replaces them when they get the opportunity to do so.
- Dan Zweig:
 - ✓ Larger trees are in the center of the mall; smaller trees are at the edges
 - ✓ This makes it better for traffic visibility.
 - ✓ A: visibility for drivers is a priority to increase safety.
- Peter Sampton:
 - ✓ This is a missed opportunity to improve the landscaping of the Broadway malls.
 - ✓ There should be an evaluation to significantly improve the planting while maintaining visibility along the full length of the mall.
- Ethel Sheffer:
 - ✓ Echoed what Peter said.
 - ✓ There is a need for the Broadway Mall Association to present to the Community Board a summary of changes they have made and what plans they have for the future.
 - ✓ They have a monopoly on maintaining the mall.
 - ✓ They can present a 7-10 pages summary with pictures, since it affects the entire district.
 - ✓ A: the Broadway Mall Association was at the committee meeting. These projects cost 1.3 million. A larger project would cost much more money.
- Mark Diller:
 - ✓ This is a good time to think about the cost benefit, especially in view of the District Needs Statement which is coming up in six months.
 - ✓ A: These 2 segments were selected because they really need maintenance.

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

VOTE: 40-0-0-0

Reports Re:

- A. NYC Department of Parks and Recreation's temporary public artwork, "Hippopotamus" by Bjorn Skarrp, coming to Dante Square, February through July 2018.

Presentation by Klari Neuwelt:

- Presentation slides of the art work were shown.
- There are periodic temporary structures at Dante Square Park.
- The next one is the “hippo ballerina”, coming in February and leaving in July.

CB7 Comments:

- Jeannette Rausch:
 - ✓ Q: what determines that the art is temporary?
 - ✓ A: it is always temporary. The city receives applications by artists or galleries. It cost the city nothing. We don’t know the acceptance criteria.
- Rita Genn:
 - ✓ Q: can we engage High Schools to display art in some of these spaces?
 - ✓ A: these are professional sculptures, sometimes made in foundries. It would be very challenging for High Schools to execute this.

- B. NYC Department of Parks and Recreation’s minor changes to the design of the plaza portion of the skate park in Riverside Park to accommodate an existing DEP water Line.

Presentation by Klari Neuwelt:

- Presentation slides were shown.
- The slides show the plaza elements, beginner’s area, more advanced area, etc.
- There is a bowl for skaters of all ages.
- During construction a 12 inch water pipe was found, causing the plaza design to be modified.
- Elements will be more raised than before and the shape of the bowl will be modified.
- The committee invited DPR to present.
- It was important to report on the changes.
- No changes to the funding budgets.

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

8. **Greenmarket/GrowNYC.** Request by Greenmarket/GrowNYC to renew the Street Activity Permit (# 314105) for the operation of the Friday greenmarket on the north side of West 97th Street between Columbus and Amsterdam Avenues.

CB7 Comments:

- The greenmarket has been operating at this location at least since 1977.

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

VOTE: 39-0-0-0

9. **23 West 73rd Street, Park Royal** (Central Park West – Columbus Avenue.) Request by the Park Royale request to the Department of Transportation for “No Parking Anytime” signs in front of the entrance.

Presentation by Andrew Albert:

- Committee normally does not approve this type of request.
- It approved this request because it found it to be unique enough with a real problem that needed solving.

Community Comments:

Joe Dodds, resident of Park Royal:

- Presentation slides were shown.
- He is in favor of the resolution.
- This is a unique block, with the buildings Alcott, Mayflower and Dakota having service entrances accessing West 73rd street, which makes for high traffic conditions.
- The double parking has created traffic safety issues.
- The NYC Department of Transportation is in favor of re-installing the “No Parking Anytime” signs.

Miranda Levenstein, resident of Park Royal:

- Knows how rare it is to have no parking in front of your doors.
- There are many hundreds of apartments on this street plus a parking garage.
- It has become dangerous to cross the street.

Michael Pressel, RPO Inc. (Construction Consultants – 146 West 29th Street Suite 2E):

- In favor of resolution.
- Presented at the committee meeting.
- A DOT study found out that since the signs were removed in June, there have been more accidents.
- Susan Schwartz:
 - ✓ Q: why is the hydrant not sufficient car free space?
 - ✓ A: it has always been there and by itself it does not prevent the existing traffic problem.
 - ✓ A: Andrew Albert: the hydrant only offers 10 feet of car free space, we are asking for “No Parking” space the length of 3 parked cars.

CB7 Comments:

- Steven Brown:
 - ✓ At the last Full Board meeting we sent this resolution back to the committee because we wanted a policy about this type of situations.
 - ✓ A: Dan Zweig: at that time the issue was erroneously expressed; this particular issue was not being considered for policy setting. Normally we do not approve this kind of application, but this one was unique enough. DOT removed the signs without consulting with anyone, resulting in traffic problems.
- Richard Robbins:
 - ✓ Q: should we have a policy?
 - ✓ A: we as an organization do not set policy.
- Steven Brown:
 - ✓ Will support the resolution, but don’t believe it is a unique enough situation.
 - ✓ Cautionary note: this may be setting precedence.
 - ✓ A: Roberta Semer: DOT came to the committee meeting. Their policy is to study the site carefully, then if they believe there is a safety issue they will take action, otherwise they won’t.
- Richard Ache:
 - ✓ One of the community speakers said that DOT approved re-installing the signs.

- ✓ A: DOT admits that they should not have removed the signs. They still need community board approval to proceed with the changes. This was a hotel converted to apartment buildings, but it still has hotel type services.
- Jay Albert:
 - ✓ Concured with Steven except for his conclusion; we are facing a dangerous precedence here.
 - ✓ Cannot support the resolution.
 - ✓ A: this will benefit the whole block, not only the Park Royal building
- Klari Neuwelt:
 - ✓ Agreed with Steven and Jay.
 - ✓ Concerned that the committee did not come up with a policy other than case by case basis.
 - ✓ In a previous time we did not approved a resolution where seniors had similar concerns.
 - ✓ The Dakota has equipment on the street that will free a traffic lane once the work is done.
 - ✓ This gives the appearance that the problem is worst.
 - ✓ Did not believe that this is a unique situation at all.
- Ethel Sheffer:
 - ✓ Was against this resolution the last time it was presented.
 - ✓ If there would be a policy, it should be that the public roadway should not be privatized for exclusive use, like some buildings do.
 - ✓ Exceptions should only be made for safety.
 - ✓ Why are we not asking DOT to examine the uniqueness of the block and its traffic problems?
 - ✓ This building used to be a hotel, hence the “no parking” signs. The assumption is that there is a segment of the building that still utilizes hotel like services. She was not sure that we should cater to a small segment.
 - ✓ This is a precedence setting resolution.
 - ✓ Do not privatize the street.
 - ✓ Parking should be allowed according to the law.
- Kenneth Coughlin:
 - ✓ Voting for this resolution because our streets are public.
 - ✓ However, curb side is privatize for parking and this resolution is making the curbside public.
 - ✓ The residents of the block have come to us for relief (150 names from people in the block).
 - ✓ There has been no public opposition.
- Jeannette Rausch:
 - ✓ Did not hear specific criteria as to why this is a unique situation.
 - ✓ Should compare within a radius of 10 blocks.
 - ✓ A regular hotel services are more intensive than the hotel like services of the building.
 - ✓ If DOT has made a study as to uniqueness, would like to hear what criteria they used.
- Richard Robbins:
 - ✓ Reminded board members that the committee vote was unanimous.
 - ✓ It is customary to follow the committee recommendation.
 - ✓ To say that we cannot approve because of safety and because it will set precedence means that we can evaluate anything because we may set precedence.
- Mark Diller: existence of alleyway persuaded him to vote in favor of the resolution.
- Dan Zweig:
 - ✓ Normally we do not approve this type of resolution.
 - ✓ In his 20 years in the Transportation committee, there have been only 3 exceptions like this one, and none of them have set precedence before.
 - ✓ This one will not set precedence.

- Richard Asche: should change resolution to include “that in view of the fact that this used to be a hotel and in view of the fact that DOT supports the resolution”, we can then support the resolution.

The resolution will be modified to include:

- There were existing “No Parking Anytime” signs when the building was a residential hotel and the hotel like services are still being provided.
- DOT has evaluated the site and decided that there is a safety issue that needs to be addressed.

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

VOTE: 29-6-4-0

10. **West Side Federation of Senior and Supportive Housing, West 106th Street.** Request by West Side Federation of Senior and Supportive Housing for a mid-block crossing and traffic signal on West 106th Street between Columbus and Amsterdam Avenues to facilitate safe crossings for Red Oak senior residents to and from Jewish Home Lifecare.

Presentation by Andrew Albert:

- There are many mid-block crossings throughout the City.
- Much community support in favor of the resolution.

Community Comments:

- Daniel Brancosi, resident of 311 Riverside Drive:
 - ✓ These are 2 facilities for the elderly.
 - ✓ For rehab purposes people cross at mid-block because it is not possible to go to the corner to cross.
 - ✓ There have been 3 incidents of people being struck by cars.
 - ✓ This is a safety and compassion issue.

CB7 Comments:

- Louisa Craddock:
 - ✓ Q: can the traffic signal be user activated?
 - ✓ A: Yes. It will be user activated.
- Sheldon Fine:
 - ✓ In addition to the 200 residents of Red Oaks there is a senior center.
 - ✓ The resolution has the supported of Captain Larin of the NYPD 24th precinct, the Red Oaks Tenant’s Association and WSFSSH.
 - ✓ Council Member Mark Levine and Congress Member Adriano Espaillat have written letters of support.
 - ✓ No one is opposing this resolution.
- Jeannette Rausch:
 - ✓ Should put a bike stop sign for the West 106th street bike lane.
 - ✓ Should check the average time it takes a senior with a walker to cross the street.
 - ✓ A: DOT said they would look into that.
- Mark Diller:
 - ✓ Should propose to DOT to bring the curb out to the bike lane to make the crossing shorter.
 - ✓ A: will ask DOT to consider it.
- Klari Neuwelt:
 - ✓ Q: has there has been an analysis of the effect of the crossing on Bus traffic?

- ✓ A: this is not a concern.
- Jay Adolf:
 - ✓ Commented that a user operated traffic signal will create more disruption than a timed traffic signal.
 - ✓ A: will ask DOT to consider it.
- Dan Zweig:
 - ✓ The hill is the big problem there.
 - ✓ There is virtually no heavy traffic to demand a timed traffic signal.
 - ✓ As long as the traffic signal is timed properly, it will work for the seniors to cross safely.
 - ✓ Everybody crosses at mid-block because this is a long block.
 - ✓ The crossing can also be used to prevent jay walking.

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

VOTE: 38-0-0-0

The meeting was **adjourned** at 8:37 pm.

Present: Roberta Semer, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Isaac Booker, Tina Branham, Steven Brown, Elizabeth Caputo, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Mark Diller, Robert Espier, Miki F. Fiegel, Sheldon Fine, Paul Fischer, Sonia Garcia, Rita Genn, Marc Glazer, Sarina Gupta, Meisha Hunter Burkett, Genora Johnson, Blanche E. Lawton, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Jeannette Rausch, Seema Reddy, Richard Robbins, Suzanne Robotti, Madge Rosenberg, Peter Samton, Susan Schwartz, Ethel Sheffer, Eric Shuffler, Polly Spain, George Zeppenfeldt-Cestero, Dan Zweig. **Absent:** Manuel Casanova, Catherine DeLazzerio, Benjamin Howard-Cooper, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Lillian Moore, Mel Wymore, Howard Yaruss.

LAND USE COMMITTEE

RICHARD ASCHE AND PAGE COWLEY, CO-CHAIRPERSONS

January 18, 2017

The Meeting was called to order at 7:10 pm and was adjourned at approximately 9:30 pm.

Present: Richard Asche, Co-Chair, Page Cowley, Co-Chair, Louise Craddock, Jeannette Rausch, Seema Reddy, Peter Samton.

CB7 Board Members Present: Roberta Semer, Chair CB7, Mark Diller

The following matters were discussed and actions taken:

- 1. 157 Columbus Avenue** (West 67th – 68th Streets.) Application #228-13-BZ to the Board of Standards and Appeals by CrossFit, NYC extension of the term of a previously granted special permit, pursuant to ZR §73-36, issued to the physical culture establishment.

Neil Weisbard of Pryor Cashman LLP representing the applicant, CrossFit gave the presentation. The manager of CrossFit, Kevin Bouley, was also present to answer questions.

Mr. Weisbard first stated that the previous permit had been granted for two years and that expired in May of 2016. He apologized that the application was filed approximately 60 days after the expiration of the prior permit. He reported that the applicant is requesting two changes to the previous permit conditions:

Extending the hours of operation:

Currently	6 am to 9:30 pm (Mon - Fri)
	9 am to 6 pm (Sat & Sun)
Proposed	6 am to 10:30 pm (Mon - Fri)
	9 am to 8 pm (Sat & Sun)

Requesting a 10-year permit rather than the 2-year permit that was previously granted.

Mr. Weisbard also stated that in the last two years there had been no complaints from the residents about the operation of the facility.

Ms. Cowley opened the discussion as she remembered very well the issues that made the review of this application very complicated. Essentially that the gym had moved in and opened their operation before the construction work had been completed and a Temporary Certificate of Occupancy / Certificate of Occupancy had been granted and that there were numerous complaints about building vibration, noise, loud music, extended opening hours and gym members running/jogging with weights and impeding the public thoroughfare. Many occupants in the condo above had turned out in opposition to the use of this space as a gym at that time.

Ms. Craddock stated that given the previous problems and again continuing to operate with an expired permit did not bode well. Mr. Weisbard responded that the application was indeed late, but had been accepted by the BSA and that they had complied with all of the requirements and conditions of the approval.

Ms. Cowley asked if in the two-year period, had any of the acoustic materials and sound-deadening floor isolators had required replacement or maintenance and remained in good condition, and if the exercise regimen had changed. Mr. Bouley said that all of the materials used in the construction were in place and in good condition and that the equipment and classes were as before.

Jennifer Berg, President of the 45 West 67th Street Condo Board, stated that there were complaints and was attending this evening with their attorney, Emily Simons. Ms. Berg said that the proposed hours of operation were too long and that the extended evening hours impacted those living in the building that worked long daytime hours. Ms. Berg also stated that there were issues regarding the initial occupancy as there had been fines levied not against the tenant but against the Condo Association for failing to renew an expired Temporary Certificate of Occupancy and the fines that have increased because of non-payment. Mr. Samton offered that if there were multiple outstanding items at the Department of Buildings, that it would not be possible to get the Final Certificate of Occupancy for the entire building or this retail space, until all matters were signed off at the DOB.

There followed a discussion between the applicant and Land Use committee members and Ms. Berg regarding the complaints and violations. Mr. Asche summed up the situation and stated that any DOB violations, ECB (Environmental Control Board) fines and other permitting matters needed to be sorted out separately from the issue of the BSA permit Renewal.

Ms. Rausch offered that there was not a “clean record” as initially stated by the applicant, they filed late and there are 18 conditions that were required with the first two year permit and asked if these same conditions would also be included in the renewal.

Mr. Diller suggested that one of the 18 conditions be revised to state that the acoustic and sound-deadening materials “be required to be maintained,” in lieu of keeping the word “installed.

Note to File: The on-line Department of Records Property Profile for this address 45 West 67th Street, 43-67 West 67th Street and 157 – 167 Columbus Avenue, Block: 1120 and Lot 7501 indicates the following open DOB violations:

Open complaints: 0

Open DOB Violations: 5 (note that the elevator violation has been “written off” but is listed under “open”.

1. Type: Construction, Date: 7/26/1989 Altered Building without a valid C of O, Remedy: Valid C of O required, Fine paid: \$250.00
2. Type: Construction, Date 3/01/1993 Altered Building without a valid C of O, Remedy: Valid C of O required, Penalty Paid: \$350.00
3. Type: Elevator, Date 4/01/1999 Failure to Maintain Elevator, Remedy: repairs, ECB info: written off, No penalty paid.
4. Type; Construction, Date: 7/19/2014 Failure to comply with Commissioner order to file a Certificate of Correction with the DOB.
5. Type: Construction, Date: 1/12/2014, Occupancy contrary to that allowed by C of O or building records in that basement area arranged to be occupied as a gym-athletic room with exercise equipment-weight rack, medicine ball rack exercise bikes...A Certificate of Correction must be submitted, ECB Penalty paid: \$2,400.00
6. Type: Construction, Date: 3/09/2014, Occupancy contrary to that allowed by C of O & Building Department records. Noted: Cellar area occupied as a working gym, health club, fitness club

cited in Nov #35080965R remains operational. Area is approx. 2,500 sq. ft. and contain.

Penalty Imposed: \$24,000.00 [not paid]

Open ECB Violations: 7 (Related to above DOB violations)

There was a committee discussion regarding whether or not the delayed renewal application and the failure to satisfy the violations relating to the absence of a Cof O impacted the review of this application. Mr. Diller offered an opinion that perhaps this should not be approved, but deferred to the Committee.

Mr. Weisbard explained that the violations were issued when the original BSA license expired. CrossFit appeared at the hearing on the violations but was denied the opportunity to defend because the violations were issued to the Condo, not CrossFit. Mr. Weisbard stated that Cross Fit would apply for a new TCO within 60 days after BSA approved the new license.

Mr. Asche asked if a compromise could be reached regarding the hours of operation, extending the weekday closure to 10 pm rather than 10:30 pm. All agreed that the hours of operation should be consistent with other retailers in this building and the immediate neighborhood and that this retail site should not be singled out which could impact their operation. The applicant agreed to this modification, and also stated that it would endeavor to have all of the BSA conditions recited on the new C of O. (These restrictions would be binding in any event if included in the renewal license.

Mr. Asche proposed the following resolution:

In the matter of Application #228-13-BZ to the Board of Standards and Appeals by CrossFit, NYC extension of the term of a previously granted special permit, pursuant to ZR §73-36, issued to the physical culture establishment, CB7 **approves** of the application with the following additional conditions:

1. That the CrossFit facility will obtain a Temporary Certificate of Occupancy within (60) sixty days of the BSA granting renewal of the special permit.
2. That no CrossFit facility activities take place on the public thoroughfare on this block.
3. That the CrossFit Facility will main compliance with the original eighteen (18) conditions, with a revision to the statements indicated in bold as follows:

“That the hours of operation for the PCE will be limited to Monday through Friday from 6:00 am to **10:00 pm** and Saturday and Sunday from 9:00 am to **8:00 pm.**”

“That sound-attenuating measures, including a raised flooring system and padded fitness flooring will be **maintained and replaced as required to the same and original specification** throughout the PCE space and sound-foam panels will be installed and maintained along certain walls, as reflected on the approved plans.”

Committee Members: 4-1-1-0

Board Members 2-0-0-0

Historical Note To File:

This retail and gym operator came before the Community Board in January 2014, at which time the Land Use Committee had initially approved the application and within days, revised the decision as a disapproval based on concerns of noise, building vibration and other factors. In a follow up presentation by the applicant many of the concerns were addressed and an approval was ultimately reached based upon several conditions that satisfied both the residential Condo owners as well as the new CrossFit operators. The BSA granted a special permit for two years that expired in May 2016.

2. Discussion of ten City Council bills that would place restrictions on and revamp the processes of the Board of Standards and Appeals.

Copies of the Amendments to Laws Related to the Board of Standards 7 Appeals were distributed along with a summary chart to indicate the sponsors of the amendments and the content. Ms. Cowley also encouraged members of the committee to read the earlier Municipal Arts Society Reports dated 1979 and 2004 that cover the operation and procedural rules governing the variance process with recommendations of the findings, oversight, increased expertise and suggestions as to strengthen the Variance Application Process. Ms. Cowley also suggested review of the December 19th City Council Hearing minutes / transcript which was sent by Penny earlier to Committee members. The link is:

<http://legistar.council.nyc.gov/LegislationDetail.aspx?ID=1853962&GUID=A04EE0DF-4592-40F2-BB54-5BD77F5B5D2C&Options=ID%7CText%7C&Search=418>

As there is no time clock for an immediate response, the Committee agreed to assign each amendment to a committee member to review and report comments and suggestions at our next meeting in February. This way we could have an informed discussion and draft our resolution as it applies to issues and variances that routinely come to our district.

The following general discussion followed relating to the definitions used in the five findings, how the economic hardship is calculated and presented for various building types and waver applications, the role of the public and the Community Boards given that applications are often revised after they are submitted and there is no follow up or opportunity to comment as well as the availability for applications to be reviewed on line. Other comments included the coordination of the BSA findings with other City agencies, including the ability to track all applications through the Department of Buildings.

The following “assignments” have been made to facilitate an in depth review by committee members. Please note that those absent were assigned an amendment as noted in bold below:

Int. No 282: **Richard Asche**

A Local Law to amend the New York City charter, in relation to community involvement in decisions of the board of standards and appeals.

Int. No. 418 **Richard Asche**

A Local Law to amend the New York City charter, in relation to written explanations by the board of standards and appeals.

Int. No. 514 **Jeanette Rausch**

A Local Law to amend the administrative code of the city of New York, in relation to expiration of variances granted by the board of standards and appeals.

Int. No. 691 **Seema Reedy**

A Local Law to amend the administrative code of the city of New York, in relation to extending the statute of limitations period for appealing a Board of Standards and Appeals decision

Int. No. 1200 **Shelley Fine**

A Local Law to amend the New York city charter, in relation to requiring the board of standards and appeals to notify the council member for the relevant council district when an application to vary the zoning resolution or an application for special permit is received by the board.

Int. No. 1390 **Peter Samton**

A Local Law to amend the New York City charter, in relation to the appointment of a board of standards and appeals coordinator within the department of city planning

Int. No. 1391 **Ethel Sheffer**

A Local Law to amend the New York City charter, in relation to qualifications of staff members of the board of standards and appeals

Int. No. 1392 **Richard Asche, Page Cowley & Mark Diller**

A Local Law to amend the New York City charter, in relation to requirements for applications before the board of standards and appeals

Int. No. 1393 **Louisa Craddock**

A Local Law to amend the New York City charter, in relation to requiring the board of standards and appeals to report on variances and special permits

Int. No. 1394 **Tina Branham**

A Local Law to amend the New York City charter, in relation to the creation of an interactive zoning variance and special permit map

The meeting was adjourned.

Respectfully submitted by Page Cowley.

PRESERVATION COMMITTEE

JAY ADOLPH AND GABRIELLE PALITZ, CO-CHAIRPERSONS

January 12, 2017

The meeting was called to order at 6:30 pm.

Present: Gabrielle Palitz, Jay Adolf, Meisha Hunter Burkett, Louisa Craddock, Miki Fiegel, Peter Samton, and Mark Diller, **CB7 Chair:** Roberta Semer **Board Member:** Seema Reddy

The following topics were discussed and actions taken.

36 Riverside Drive (West 75-76 Streets). Application to the LPC for front and rear façade modifications, a rooftop addition, and a one-story rear-yard addition.

Presentation by:

- Emily Jockel of David Bers, architects, and Ward Dennis of Higgins Quasebarth, Preservation Consultants.

Ward Dennis:

- Constructed as a row of 4 buildings by Lamb & Rich in 1889.
- Proposal includes
 - reorganization of the base on the front façade
 - modification of the elevator over-run on the roof
 - change in rear fenestration.
- Only the southern two of the original grouping of four ensemble buildings remain.
- The original grouping created the impression of a mansion even though it was composed of separate buildings – sharing unified mansard roofs, stoops and other front façade elements.
- Large apartment buildings constructed in the 1920s consumed the northern buildings in the ensemble.
- Major alteration in the 1930s:
 - removed the stoop.
 - enclosed the second floor in a glass façade that obscured ornate stone work.
 - turned a third story balcony into a curved front extension that follows the curve of the second floor, but without ornament, and with undistinguished windows.
- Glass enclosure creates a small sun room.
- In the 1930s, the curved terrace above the second floor curved bay windows was enclosed using non-compatible materials with fenestration that did not carry forward the original design.
- On the fourth floor, one of a group of 4 window sills was dropped to create a doorway to the terrace formed by the added third floor curved addition from the 1930s.
- Roof has a mansard at the front.
- Proposal would extend the dormer space behind the mansard to the edge of the existing L extension in the rear.
- Proposal seeks to re-align the front façade with a center entrance and symmetry, since the existing entrance at the northern end was intended to align with its mate on the building now lost and replaced by the apartment house next door.
- The proposal would reconstruct the base into a chamfered bow on the first two floors while retaining the curved bow above.

- The proposal would also remove the non-original cast stone on the third floor and replace with a continuous copper-clad set of tall, thin casements forming a bay window in its place.
- The project would restore masonry throughout the building so that the striation between the rusticated stone below and smooth stone above is evident.
- Intention is to create a center balance for the base of the building – once its mate was lost, the orientation of the building was off-center.
- Front fenestration in the chamfered bow would have transoms throughout -- tri-partite windows (wide picture window with thin flanking windows) in the center; thin windows on the chamfers.
- Chamfered bow windows would be copper-clad; windows on front façade above would be wood.
- On the fourth floor, there are stone separations between the paired windows. New wood French doors will replace existing windows in the same openings.
- New centered front door would be paired wood doors with a metal grille over each.
- Ground floor flanking windows on the chamfer are narrow double-hung.
- Areaway enclosure – granite piers would form entry. No gate.
- New third floor would replace the curved stone would be replaced by a copper multi-paned curved picture window.
- Copper would be pre-patinated.
- Copper bay windows have counterparts in the historic district.
- Rear yard is only about 10' deep by original design – light is in short supply.
- Proposal is to open rear windows and create a light well along the corner of the L extension edge.
- Rooftop addition will be clad in standing-seam zinc.
- Infill to approximately the depth less the L extension.
- Additional wall on the north side will enclose mechanicals.
- Above the rooftop addition the proposal calls for an elevator and stair bulkhead.
- Pergolas are to extend to the east and west from the bulkhead – to be constructed of wood.
- Proposal includes a full-depth extension at the basement level – claim is that DoB has approved.
- A ground floor wall surrounds the rear ground floor.
- Visibility:
- From Riverside Drive, a railing will be visible above the mansard. Also a small corner of the top of the bulkhead.
- From within Riverside Park, the rooftop addition and bulkhead will be visible to a significantly greater extent, albeit at a distance. The elevator bulkhead is approximately 14' above the finished floor below.
- The proposed Pergola will be 9' above the roof.
- From within Riverside Park's basketball park near the elephant playground, much of the rooftop addition is visible, but at a considerable distance.
- Mechanical enclosure would be visible through an alleyway between apartment buildings on West 75th Street.

Community Comment:

Mike Levy – 37 RSD, president of the co-op to the north.

- Concerns from residents after reviewing proposal plans.
- Proposal will increase the height from the rear roof by 25'.
- Will block windows on the south façade of 37 RSD – will not block any lot line windows, but several apartments have south-facing windows overlooking a 15' light well that separates this building from the project.

Community Board 7/ Manhattan

- Concern for visibility, and for the departure from the original architecture.
- Invalid residing in 37 RSD will have his view completely obscured.
- Concern for light and noise from the roof deck.
- Need modifications from extraordinarily tall rooftop addition.

Joan Hillman – 37 Riverside Drive

- The back yards for all adjacent buildings are very tight – light and air in short supply in the rear at ground level.
- Concern for elevator and A/C mechanicals generating noise
-- wall on the roof is intended for sound attenuation especially for those at the same level.
- Also windows on the east face of the light well – very close to the existing structure.

Josette Amato – West End Preservation Society

- Empathize with challenges of design and of construction.
- Appreciate the attempt to bring the building back to its grandeur.
- The full-glass wall/copper bowed window does not relate to the building next door, which is the only structure left to which to relate.
- Tension between the attempt on the first two floors to return to the spirit of the original and the next two floors that feel like an attempt to make the same façade more modern.
- Elevator over-run is way too tall. Bulk and height at the top are serious concerns.

Jan Urbach – 320 West 76th Street – overlooking the rear.

- The net effect is 2-3 stories taller than the current condition in the rear.
- Elevator over-run is a huge box visible from every angle. Radical change to the neighborhood.
- The proposed addition will interfere with River Views of long standing residents.

Renee Meier – 320 West 76th Street

- Concern over the bulk and its visibility of the rooftop additions.

Susan Kensky – 37 RSD

- Façade changes are inconsistent with a turn-of-the-century building.
- New elements are very modern.
- Existing condition is imperfect but historical and worthy of preservation in kind.

Committee Comment:

Jay:

- Would it be feasible to lower the elevator and stair bulkheads?
A: Could attempt to squeeze the stair bulkhead, but the elevator over-run would not change.

Mark

- Concern over loss of unique historic fabric behind the parlor floor glass.
- Concern over the height of the rooftop – should not take existing floor-to-ceiling heights as given considering the enormous burden we are placing on the entire building.
- Concern about visibility.
- Agree with center entrance and attempt to unify fabric on ground and second floors.

Louisa:

- Endorses use of copper.
- Understands the need for a center entrance and new alignment with a center axis.
- Concern for the bulk of cumulative additions to the building – rooftop addition, bulkheads and pergolas and railings.
- Pergolas are not transparent – will read as a screened-in or open porch. Not necessary to build so tall. Should have considered placing pergolas instead of addition.
- Typically does not endorse rear fenestration to this extent, but given the tight rear yard, can accept.
- Cannot endorse the copper curved fourth floor front façade addition.

Peter:

- Concerning the arch on the second floor – with its mate removed, not as much of an issue to lose.
- Very concerned about the bulk of the rooftop addition – done a lot of interesting work with good efforts at preserving the original.
- Rooftop does a lot of violence to that effort, especially since it is visible. Should at the least consider reducing the elevator and stair bulkheads by a floor.
- Also inappropriate to impose this height and bulk on the neighbors.

Meisha:

- Thorough presentation – applaud the analysis and research.
- Front façade – accepts the need to re-orient the entrance to a fresh center line symmetry.
- Not convinced by the emphasis on rectilinear elements – round arches at several levels enhanced the Romanesque Renaissance-Revival style. Rectilinear elements detract from that style.
- Strongly opposed to the French doors opening onto the terrace above the bow window – too much havoc in the solid: void ratio.
- Too modern a direction.
- Extremely concerned about visibility in context of whimsical, playful elements at the roofline. Less so with the secondary facades, but certainly regarding the roof. Should explore relocating the elevator shaft to reduce visibility.
- Rear – applaud the design despite loss of original fabric. Not bothered by modern treatment in the back especially given how tight.

Miki:

- Agree with support for the back.
- Concern about the front doors – should consider something curved to echo the curves and ornaments rather than the weight of the rectangular elements.
- Concern for jarring effect of the modern bow window on the third floor that sticks out as a modernist piece in a historic fabric.

Jay:

- Agree with the rear facades – consistent with what Committee has approved.
- Appreciates effort to center the entrance.
- Lament the loss of the historic shell, but it would only evoke the companion building already lost.
- Elevator bulkhead is a problem – not uncommon to climb stairs for one last floor. Barring that, should take every effort to lower its height.
- Agree that the copper curved bay window is jarring.

Gabby:

- Rear – agree with the opening up of punched windows. Concerned for opening up the edge for additional light.
- Concerned with addition of the brick enclosure at the top.
- Rooftop – agrees that it is too tall and too much bulk. Should consider reconstructing the entire roof infrastructure as others have done.
- Front – creating new symmetry at the center makes good sense.
- Concern that the fenestration has many different design approaches in competition. Needs to be modulated and have more sense of the original.
- Agree that French doors is another element of vocabulary that doesn't make sense.

Resolution to disapprove the front: Committee supports center symmetry, making consistent fabric, etc., but cannot support the copper bay window.

VOTE: 6-0-1-0; 2-0-0-0

Resolution to disapprove the rooftop addition – visibility, height, bulk, positioning of elevator bulkhead.

VOTE: 7-0-0-0; 2-0-0-0

Resolution to approve the rear façade as presented.

VOTE 5-1-1-0; 2-0-0-0.

313 West 77th Street (West End Avenue – Riverside Drive). Application for a bulkhead addition, window replacement, and a 4-story rear-yard addition.

Presentation by: Marvin Mitzner, attorney, and Fernando Papale and Dan Lashmore, architect.

- Proposing rear yard and rooftop additions.
- Many in the donut grouping also have rooftop and rear yard additions.
- Front façade – fenestration was 1:1 double-hung in 1940; changed to 9:9 by the time of designation.
- LPC recommends 1:1 based on the belief that it was original.
MEISHA: but the designation report notes that 9:9 and 6:6 were original.
- Proposal includes restoration

Roof:

- Existing bulkhead on the roof is on the east side of the roof.
- Proposing new bulkhead set back 25' from the front mansard on the west side .
- Proposing a transparent glass railing that sits directly atop the top of the mansard.
-- glass railing will be visible from the street.
- Existing bulkhead is 7'6"; Proposed bulkhead is 11' – required for the elevator.
- New bulkhead not visible from the street.

Rear Yard addition:

- L extensions in the grouping tend to be at least one story lower than the full height of the main facade.
- Current condition is a 3 story L extension, projecting into the required 30 foot setback zone of the rear yard.
- Proposal is a full-width four-story extension that sets back the required 30 feet from the rear lot line.
- Rhythm in rear yard extensions in this grouping have paired L extensions that form a wide extension effect.
- Subject building is the last remaining townhouse in the grouping – on the east side it is bordered by an alley way and a large apartment building.
- Rear fenestration proposed to be glass across the full width of the rear façade, articulated with narrow steel mullions in a tripartite arrangement with a thin white brick masonry enclosure. Horizontal mullions in the glass mark the separation of the floors within.
- Existing condition has punched openings of different sizes between the L extension and the main rear façade -- existing punched windows do not align with those of the neighboring rear facades.
- Glass façade is separated by 5' from the floors within – with staircases between the occupied floor areas and the glass façade.
- Cellar includes a pair of doors opening onto the excavated portion of the garden on the east side of the façade, and a blank wall to the west underneath a bridge that steps down to the main portion of the garden.
- Top floor retains punched openings, with one turned into a door to access the top of the full-width extension as a terrace.

Public Comment:

Joesette Amato – West End Preservation Society

- Would be more appropriate if the railing were set back so as to be not visible.
- Concern that the bulkhead is taller than it needs to be.

Committee Comments:

Peter:

- Concern that the arrangement and type of fire egress stairs are not Code compliant – issue for DoB, not LPC.

Miki:

- Regular rail is more appropriate and more attractive than the glass rail.
- Rear extension is taller than those in the grouping. Should be one floor lower. Feels too massive.

Meisha:

- Cannot support the front façade windows – should restore windows to the historic condition. Strongly feel that the Designation Report should be honored. Should bring back the historic multi-light fenestration. Key to animating the front façade restoration.
- Other buildings in the row retain their multi-light fenestration, consistent with the designation report.
- The rooftop railing, whether glass or another material, should be set back behind the composition at the top of the mansard – should be recessed so as not to be visible.
- Objects to the top floor of the bulkhead.
- Rear Façade – no effort to relate to the rest of the row – multi-story glass looks spindly.

Community Board 7/ Manhattan

- Does not keep to the spirit of a residential row house.

Peter:

- Top rear floor as proposed – heads do not line up with the line of the neighboring buildings
- A: Issue is with the drawings – intent is to adjust to align.
- Gigantic, aggressive glass is inappropriate to the donut. Presents a new vocabulary. Committee has approved large expanses of glass, but this exceeds what can be appropriate.
- Rooftop bulkhead height should be reduced.
- There is a masonry cap just behind the glass rail that is the end piece of a counter and barbeque counter along the west edge of the roof. Question as to whether it is visible.

Meisha: Visible on drawing #11.

-- Should pull back.

Louisa:

- Concerned about the rear façade – the wall of glass with the stairs behind look very industrial and inappropriate for a residential building.
- Bulkhead is too tall.

Mark:

- Must preserve front façade windows in their original configuration.
- Cannot support the wall-to-wall glass on the rear façade. Agree with concern for appropriateness re industrial feel to the rear yard façade and fenestration.
- Concern about railing – should not be visible at all, and should not be glass.

Gabby:

- Have approved large glass expanses – but here the frame is too thin – becomes a decorative border rather than masonry element.
- Also the large glass panels we approve have spandrels and other elements to modulate the effect.
- Not concerned about the height of the bulkhead since it is not visible.

Jay:

- Agree with Gabby. Windows, rear façade glass-to-framework.
- Not concerned about bulkhead because not visible.

Resolution: Disapprove the front window replacement (instead follow the Designation Report); disapprove the glass railing being visible; disapprove the wall-to-wall undifferentiated rear façade glass fenestration design curtain wall; and approve the bulkhead and restorative work.

VOTE: 7-0-0-0; 1-0-0-0.

225 West 86th Street – The Belnord (Broadway-Amsterdam). Application for the rehabilitation of the 86th Street concierge interior area/lobby, creation of three doors, modifications to a courtyard door and the courtyard paving and planted areas, window replacements, and renewal of the LPC permit for a guard booth.

Presentation by: Sargent Gardner, RAM Stern, architects, and Stephen Eich, Edmond Hollander Landscape architects.

- Limited exterior modifications to Belnord, and to the interior courtyard.
- A key element of the building is its well-proportioned interior courtyard.
- Building was designed and built in 1908, before automobiles were prevalent in the neighborhood.
- Individual Landmark.
- Originally, the main entrance was on Broadway. Changed pre-designation.
- West 86th Street entry became a dual-use entry, both pedestrians and autos.
- Six lobbies in the original plan – circulate through the Broadway entrance to the lobbies (four corners of the courtyard and two mid-block).
- Early modifications to the façade included entries from the courtyard and West 86th Street to a duplex ground-floor apartment.
- Originally included a ramp from West 87th Street – now converted to a loading dock with access to below-grade levels.

Applications:

- Modification of the package room lobby space.
- Modifications of spaces surrounding access from West 87th.
- Proposal includes a new guard booth (already approved but never built – slight changes to the design).
- Alteration of West 86th Street package lobby door.
- Alteration of access from the courtyard to the West 86th Street lobby to become ADA-compliant.

Guard Booth:

- Proposed to be to the right of the eastern portal archway.
- Position of the guard booth is intended to improve traffic flow and communication between guard booth and the concierge in the package room area.
- Q: (Peter) – guard booth to the right of the archway will not allow the guard to communicate with the driver of a car trying to access the courtyard.
- A: Booth would look more demure in the proposed location.
- A: Also the guard and the concierge could see each other from the proposed location.
- A: Guard would need to leave the booth to open the gate for an auto anyway.
- Previously approved guard booth has a semi-circular element. Materials were painted metal and glass.
- New proposal is similar in plan and geometry – added panels to the doors and collonettes – more decorative.
- Changed color to black and gold (from gunmetal).
- Depth from the façade – 5’2”. Same footprint as previous.
- West 86th Street midblock lobby – window in to the package room and a semi-circular metal doorway to the lobby create issues for space on the sidewalk and visibility.
- Proposal is to replace the semi-circular metal door with a flat door flush with existing opening. Proposed door would be single rectangular metal frame with large glass panel consistent with historic design of doors still used throughout the building. Existing lunette quarter-panel curved windows above the curved opening will be replaced with opaque glass.

- Proposal also includes creating another door in place of the concierge room window – similar door to match original design.
- Door from the courtyard on the south elevation into the package room – existing doorway is chamfered; proposal is to expand the opening to the edge of the chamfer.
- Will include a canopy similar to the historic door type at opposite site.
- Proposal includes removing the window above the new door on the courtyard elevation.
- North courtyard elevation includes a canopy and doorway toward West 87th Street.
- Proposing new doors into the amenity spaces to replace two windows flanking the canopy and doorway.
- Doors will be wood with large glass internal panels with canopies above. Canopies similar to main lobby entrances, but with simpler details.

Courtyard Improvements:

- Problem is that modern cars cannot pass one another on the narrow driving lane surrounding the courtyard plantings.
- Also seeking to improve circulation within the courtyard. Some plantings have outgrown their limited space or intended design.
- Sidewalk curb ramps on interior courtyard create conflicts between cars and pedestrians.
- Courtyard lawn not successful because of light and drainage issues.
- Proposal returns to driving force of rectilinear elements with designated planting beds.
- Proposal would add curb extensions at each lobby entrance.
- Pulling curb back between curb extensions to allow for cars to await drop-off or pick-up without blocking through-put. Never intended for permanent parking – access-a-ride, car-pooling, and the like.
- Reopening and widening the corners of the planting island in the center – easier access from the lobbies.
- Planting beds will include evergreens mixed with annuals and perennials – good mix.
- Sidewalk ramps will now orient toward the next sidewalk rather than directing toward the roadway.
- Proposal will extend planters all the way to the sidewalks – tied and relating to the center plantings.
- Replacing crushed stone pathways through the planting island with granite pavers.
- Proposal includes expanding open space around the fountain – eliminating smaller planting areas around the fountain and providing opportunities for seating.

Public Comment:

[none]

Committee Comments:

Peter:

- Concern for empty exterior tree pits. Empty for a long time.
A: Now have been planted. No empty tree pits remain.

Resolution to approve as presented:

VOTE 6-0-1-0; 1-0-0-0

121 Manhattan Avenue (West 105th Street). Application for enlargement of a rear façade window and a rooftop stair bulkhead.

Presentation by: Gerry Smith, architect.

- Building occupies the southwest corner of West 105 Street and Manhattan Avenue.
- Edward Engell built all the surrounding buildings.
- Original stoop destroyed by a car crash. Replaced with a different stair access.
- Proposal includes extensive façade restorations.
- Replacing windows with wood 1:1 windows (full brick-to-brick restoration).
- Proposal is to keep the existing stoop, but return to the original double-doors (wood and glass – oak with clear coat).
- New wood windows to match a medium bronze – LPC confirmed to be within the appropriate palette.
- Visibility:
- Stair bulkhead not visible from the front, but will need to relocate neighbor chimneys using stainless steel flu extensions (precedent on the block). Would extend 3' above the top of the cornice.
- Chimney extensions will be visible.
- Portions of the railing will be partially visible on the West 105th Street side.
- Stair bulkhead will begin to be visible further down Manhattan Avenue (beyond the boundary of the historic district).
- Privacy fence becomes visible as one travels west on West 105th.
- Main floor new fenestration on the rear will become visible over the existing wall enclosing the rear yard from West 105th Street as one travels down the street as well.
- Proposing a stair bulkhead at the back of the roof between 119 Manhattan and 121 Manhattan.
- Bulkhead would be a light-colored cement/stucco surface.
- Open roof space to the rear would include a privacy fence to the left and right of the bulkhead – hiding mechanicals in the front and to hide a barbeque in the rear.
- Stair bulkhead has glass panels on the north face. Height is 8' above the roof (7' ceiling height within the stair bulkhead).
- Rear façade includes a fire escape that will be removed.
- Proposing a two-story opening of glass with transoms above. Using vertical mullions to break down the scale.
- Eliminating punched windows with curved stone lintels above. Replacing with a straight stone lintel above the top picture window and transom.
- Large picture windows on the two lower floors (garden and main). Aluminum clad in bronze color.

Public Comment:

- Elizabeth Kellner - neighbor
- There is damaged but beautiful wrought-iron railing on the West 105th Street side – can it be salvaged or repaired.
- Exit onto West 105th Street.
A: will be retained.

- Need to address overgrown plantings that conceal illicit activity
A: already in process to address.
- Claire DesBecker – neighbor
- Height of stair bulkhead – 8’8” to 9’3” above existing roof (due to slope).

Committee Comment:

Meisha:

- Make every effort to reduce the overall height of the bulkhead – could incorporate a slope to maintain the required 7’ ceiling height.

Resolution to approve as proposed.

VOTE: 6-1-0-0.

Adjourned: 10:55 pm

TRANSPORTATION COMMITTEE

ANDREW ALBERT AND HOWARD YARUSS, CO-CHAIRPERSONS

January 12, 2017

Present: Andrew Albert, Howard Yaruss, Isaac Booker, Ken Coughlin, Miki Fiegel, Marc Glazer, Lillian Moore, Richard Robbins, Suzanne Robotti and Dan Zweig. **CB7 Chair:** Roberta Semer. **Board Member:** Mark N. Diller

1. Installation of 3 speed bumps on RSD service road between W 92 and W 95th Streets

Several members of the community including representatives from Neighborhood in the 90's (A. Biller and J. Panero) and Mimi Basso from West Side Montessori complained that cars speed on this service road and due to the curve of the road pedestrians and 200+ children from the school are at risk. Requests were made for a traffic light, Discussion included use of stop signs, DOT said they would revisit the area and decide if these speed bumps should be installed. DOT said they would install speed bumps, but would not commit to stop signs. Committee noted stop signs on other portions of the service road as it goes North.

Resolution: Urges DOT to install stop signs on RSD between W92 and W 95th Streets

VOTE: 9-0-0-2

2. Request for support from CB7 by CM Mark Levine for secondary naming of sw corner of W84th St and CPW for Nobel Laureate Elie Weisel, who lived on that block. Since some committee members were unaware of Mr. Weisel's importance, so the vote was delayed until members could be made aware of his contributions to society, and receive a biography. A vote will be held at a special trans. comm. mtg prior to the February full board meeting.

3. Request by the Lincoln Square BID for a bike light at W 64th St and Columbus where the bike lane starts alongside Dante Park and for mitigation of serious ponding problems alongside Dante Park on its Broadway side where DOT extended the park. The committee noted few accidents in the area but DOT has agreed to add signage on both sides of Columbus to alert pedestrians. They also added that they could have "ambassadors" out on that corner for a few days to alert both negligent bicyclists and pedestrians. This signage can be installed relatively soon. Comment from one community member William (no last name) agreed that education and enforcement were necessary. DOT is aware of the ponding. Tried some mitigation which was not terribly successful. If ponding doesn't disappear in 24-48 hours, DOT will revisit in the Spring, which is "ponding season".

4. Neighbors have asked that parking on W 71st St between Amsterdam and West End Ave have the same parking regulations, i.e. alternate side parking as other blocks in the area. Different points of view were expressed by the committee. DOT has agreed to look at the situation once there is community input. They requested that CB7 post a meeting and gather information.

5. Neil Weissman of Complete George made a presentation in order to get the support of CB7 to widen the bike path and pedestrian paths on the George Washington Bridge. This is the only bikeable bridge out of the City towards New Jersey. 3100 people per day use the bike path. The cost of this work would be 90 million dollars and would not impact auto travel lanes. It can be plowed and would be financially positive for the communities on either side of the Hudson. We are asked to support the City Council Resolution approving this bike and pedestrian lane.

Resolution to support" 8-0-1-0 Non committee Board members 2-0-0-0

Community Board 7/ Manhattan

6. Open items:

A) W. 60's streets change of direction will be done in the Spring.

B) Sign change at W 96 and WEA

Committee asked DOT to look at RSD service road at W 104 and W 108. There is a real problem with traffic flow: the very short red light at W 104 and W 108 which causes people to run the light or to move illegally onto RSD. Committee thinks a longer green light would alleviate some of the traffic problems

STEERING COMMITTEE

ROBERTA SEMER, CHAIRPERSON

January 17, 2017

The meeting was called to order at 6:35 pm.

Present: Roberta Semer, Andrew Albert, Christian Cordova, Page Cowley, Audrey Isaacs, Blanche E. Lawton, Michele Parker, Madge Rosenberg, Polly Spain, Howard Yaruss

Non-Committee Members Present: Tina Branham, Kenneth Coughlin, Louisa Craddock, Mark Diller, Madelyn Innocent, Susan Schwartz

The following matters were discussed:

1. Agendas and minutes.

Roberta Semer:

- Reminded all members to provide agenda items and committees' minutes a week prior to Full Board meeting.
2. Discussion of updating and coordinating core and working principles, DNS, and budget priorities. Schedule for FY2019.

Roberta Semer:

- We should all start work and collecting information on these items next month.
- Mel Wymore could give us a tutorial on these items.

Mark Diller:

- These items are due in the summer, so it will be good to start collection data now.
- By then the Mayor will start doing preliminary budget that includes last fall requests by DNS.
- This gives us an opportunity to respond to the Mayor's proposals about important budget requests that they say there is no money for.
- Q: Madelyn Innocent: how will Trump's agenda interfere with the City budget?
- A:
 - ✓ Few transportation dollars will be in the chopping block.
 - ✓ Everyone expects NYCHA and Health and Human Services budgets to be trimmed back.
 - ✓ Repeal of Obamacare will reduce Medicaid's budget by 3 to 7 billion, expected to be made up by city and state budgets.
 - ✓ The bigger impact will be to the Fiscal Year 2019 budget; it won't affect much the current FY budget.

3. Update data collection and analysis.

Roberta Semer:

- A small group of members met at the end of December to look at NYC portal data.
- We learned that we did not know much how to access the portal data.
- DATA2GO is not organized in an easy, intuitive way that we can use.

Mark Diller:

- It is good to look at the data with a particular objective in mind.
- An example would be a taskforce looking to collect data to support a particular problem.

4. Discussion of possible CB7 training session.

- We want to set data collection training sessions for members at the CB7 office, possibly in evenings.
- Penny will find someone to come a train us.

5. New member recruitment.

Roberta Semer:

- Please re-apply by the end of the month to renew your CB7 membership if you need to.
- There is one position available for next period.

Penny Ryan:

- Interview sessions have not started yet.

6. February Full Board agenda.

Andrew Albert, Transportation Committee:

- One additional item will be added to the committee agenda.
- The naming of the south west corner of West 84th Street and Central Park West for Elie Wiesel.
- The widening of the bicycle/pedestrian paths of the George Washington Bridge will not take traffic lane space.
- Several Community Boards have weighed in on this.

Michele Parker, Business & Consumer Issues Committee:

- We added stipulations to the SLA resolution for 768 Amsterdam Avenue.
- We are asking them to come back after 6 months to report if there have been any community related problems.

Mark Diller, Preservation Committee:

- The 36 Riverside Drive building is 1 of 4 buildings which put together used to be a mansion.
- They want to install a structure on the roof structure that will be visible from the street.
- We disapproved their application and expect many speakers to come to the Full Board meeting for this item.

Page Cowley, Land Use Committee:

- The 151 Columbus Avenue application has 11 items.
- We will prioritize the pieces that apply more to the Upper West Side.

7. Committee updates.

Blanche Lawton, Youth, Education, & Libraries Committee:

- The January 19th 6:30 pm committee meeting will be held at the Bloomingdale Library.

Community Board 7/ Manhattan

- The Library has a windfall of vacated basement level where they plan to build a resource center.
- At the committee meeting the librarian will talk about ideas of using the vacated space.
- 94 million for gut renovation allocated to the Bloomingdale Library in the last 2 years by the city council has not been seen.
- There have been piece meal fixes but no gut renovation is being planned.

Madge Rosenberg, Health & Human Services Committee:

- We are working with the urban fellow on juvenile crime and other topics.
- At the January 24th meeting we will talk about what we learned from all the previous panels in relation to the DNS.

Andrew Albert, Transportation Committee:

- Hope to get representatives from Motivate to talk about Citi Bike stations status.
- The NYPD 24th precinct will be invited to talk about dangerous traffic spots.
- The M5 bus route has been split in 2.
 - ✓ The M55 bus route will run from 44th Street to South Ferry.
 - ✓ The M5 bus route will run from the George Washington Bridge to 31st Street in midtown.

Page Cowley, Land Use Committee:

- Roberta Semer, Klari Neuwelt and Page Cowley were at a meeting for possible tall tower on West 65th Street, on the former Jewish Guild site.
- 1.5 years ago we had a resolution to ban tall buildings that cast shadows on Central Park.
- Next Thursday January 26th at 6:30 pm the Museum of the City of NY has a presentation about zoning.
- “Zoning for Public Good” – \$20 admission, \$10 for museum members.
- Plan to collaborate with Landmark West on a Super Tall Building forum.
- We need ideas on how we can unite citywide to fight super tall buildings.
- Roberta Semer: West Side Federation of Senior and Supportive Housing 108th Street Project is waiting for the Environmental Impact Statement to be released, which will determine if an EIS study is necessary.

Roberta Semer, Housing Committee:

- Housing legislation action being discussed at next committee meeting.
- Attended last Thursday NYC Department of Housing Preservation and Development meeting.
- Developers that take advantage of 421A must provide 20% of affordable units.
- Residents of the community board will be given preference for 50% of the affordable units.
- 25% of the affordable units will be available in a lottery format.
- Homeless families will be given preference for 25% of the affordable units.
- Q: Madge Rosenberg: how will affordable units be provided at different levels of affordability, especially at the low end for homeless families?
- Q: Penny Ryan: did they announce how the information on the affordable units will be provided for everyone?
- A: They will select a group of homeless families from shelters for the site manager to decide if they meet the criteria.

Roberta Semer, Parks & Environment Committee:

- The committee is working on 2 resolutions.

Community Board 7/ Manhattan

- Klari Neuwelt will testify on Thursday at the NYC Department of Parks and recreation so that the department can inform Community Boards about allocated project monies being managed by DPR.
- The allocated monies sometimes seem to disappear.
- The American Museum of Natural History says that the EIS will be released next spring (maybe on April).
- Andrew Albert:
 - ✓ There is a secondary issue; the MTA is bringing select bus service to the M79 bus route.
 - ✓ They cannot have a special bus lane because of the AMNH construction.
 - ✓ Will make the corners be bus stop only.
 - ✓ AMNH had a meeting with Roberta, Andrew and Howard Yaruss about the plan to have school buses drop off the children by the West 77th Street museum entrance.
- DPR had a meeting about trying to alleviate the rat problem.
- The Museum will use solar power garbage compactors that can send an email when they need emptying.

Madelyn Innocent, Taskforce on Public Housing:

- The Taskforce was created mainly to educate the public as to what is happening at NYCHA developments and to get support for residents in their efforts to solve problems.
- The taskforce met with Gregory Floyd, President of the Teamsters Union Local 237, which represents the maintenance workers of NYCHA developments.
- He was able to explain the status of different problems at NYCHA developments so that we can present those problems to the elected officials.
- We will invite NYCHA officials to meet with us to present them these data.
- When the data are collected, we will meet with NYCHA Tenant Association presidents to discuss and plan how to move forward.
- Mark Diller:
 - ✓ NYCHA workers have a unique perspective about NYCHA's problems and their causes.
 - ✓ Budget cuts over the years have cause maintenance problems.
 - ✓ We got a trove of information from Mr. Floyd on how NYCHA's maintenance and repair requests have to go through redundant processes before they are responded to.
 - ✓ With TA presidents' security, safety, maintenance and repair are the main core issues.
 - ✓ Q: why does NYCHA has a bad reputation?
 - ✓ We want input from the community board.
- Andrew Albert: building on NYCHA property has happened on some locations outside Manhattan.
- Mark Diller:
 - ✓ There is some NYCHA land which cannot be use for development, e.g., garages.
 - ✓ Development can only happen on existing green spaces and playgrounds.
 - ✓ Q: what should be developed on NYCHA property?
 - ✓ NYCHA residents think they should include retail space which can generate revenue in an ongoing basis in a way that luxury housing cannot.

Roberta Semer:

- Louisa Craddock and Seema Reddy are working on a handbook for community board members.

The meeting ended at 7:43 pm.