

BUSINESS & CONSUMER ISSUES COMMITTEE

GEORGE ZEPPENFELDT AND MICHELE PARKER, CO-CHAIRPERSONS

February 8, 2017

The meeting was called to order at 7:03 p.m. and adjourned at 8:04 p.m.

Present: George Zeppenfeldt-Cestero, Co-Chair, Michele Parker, Co-Chair, Marc Glazer, Christian Cordova, Linda Alexander, Brian Jenks, Seema Reddy

Applications to the SLA for two-year liquor licenses:

1. **103 West 70th Street FRNT 1** (Columbus Avenue.) New Amber 103 INC, d/b/a To be Determined.

Presenting: Jian Feng Lin, Owner

- This place was always Amber. An Asian restaurant.
- This is for a change in ownership. Application is for a full liquor license
- Hours of operation:
 - Monday – Thursday, 1130am-11pm
 - Friday, 1130am-1130pm
 - Saturday, 12pm-1130pm
 - Sunday, 12-11pm
- No café as the place is too small.
- There is another hibachi Amber restaurant in the W80s.
- One of the principals will manage the restaurant.

Committee **Approves** Application: 7-0-0-0

Unenclosed Sidewalk Café Renewals:

2. **50 West 72nd Street** (Central Park West.) Renewal application #2010310-DCA to the Department of Consumer Affairs by 50 West 72nd REST, LLC, d/b/a Riposo 72, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Presenting: Phil Alotta, Steve Wygoda

- Postings were fine.
- No complaints from tenants anymore. There were complaints in the past. But they have been resolved.
- Not opened for lunch on Mon-Fri. But, they would like to open for lunch. The SLA has to know about the changed hours of operation. Applicant will inform the SLA.
- No delivery.

Committee **Approves** Application: 7-0-0-0

3. **469 Columbus Avenue** (West 82nd – 83rd Streets.) Renewal application #2009330-DCA to the Department of Consumer Affairs by Lenwich 83rd LLC., d/b/a Lenwich, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Presenting: Robert Callahan

- Posting was a little bit low, but it was there and visible.

Community Board 7/ Manhattan

- Lenwich does have delivery. There is no wait service outside. Staff comes outside to maintain the café, but no service is done outside.
- There are 4 delivery bikes. A lot of business is done by delivery. If the bikes are not needed, the bikes are stored in the basement. But there is very little downtime for the bikes.
- No changes. No liquor or beer is served in the restaurant.

Committee **Approves** Application: 7-0-0-0

4. **886 Amsterdam Avenue** (West 103rd – 104th Streets.) Renewal application #2004738-DCA to the Department of Consumer Affairs by 886 Amsterdam Avenue Corp., d/b/a Arco Cafe, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 20 seats.

Presenting: Robert Callahan

- Postings were fine.
- Aqua on 96 and Amsterdam, Bettola and Isola are all restaurants by the same owner.
- He's been operating for 2 years. No changes are requested.
- 8 tables and 20 seats are requested.
- There is 1 delivery bicycle.

Committee **Approves** Application: 7-0-0-0

New Unenclosed Sidewalk Cafés:

5. **345 Amsterdam Avenue** (West 76th Street.) New application #599-2017-ASWC to the Department of Consumer Affairs by Chop't Creative Salad Company LLC, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

Presenting:

- Postings were fine.
- When scaffolding comes down, then the café can go up. The café cannot go up until the scaffolding comes down due to required clearances. But, maybe some modifications can be made to the layout of the café to allow it to go up.
- Café request is for 10 tables and 30 seats (not 20 seats as stated in the application and plans). Applicant to make this correction on the plans and to communicate this to DCA.
- The café should be pulled back toward the storefront to maintain a 9' clearance.
- There will be no service outside at the café. Staff will maintain and clean the outside space, as needed.
- At the moment there are 24 Chop't restaurants in Manhattan. The first location opened in 2001.
- Relay, an external service, handles the deliveries for Chop't. Deliveries happen within 24 minutes!
 - Deliveries happen up to 96th Street.
 - Some motorized bikes are used for deliveries. That is not legal.
- No beer or wine served now.
- Matthew Scheffler – resident.
 - Bike lanes on UWS have become dangerous – especially the motorized bikes.
 - As a resident, he requests that Chop't investigate this and ideally curtail the usage of motorized bikes.

Committee **Approves** Application: 7-0-0-0

6. New business.

Motorized Bikes

- Matthew Shefler, 30 West 90th Street. noelectricdeliverybikes@outlook.com (Resident who came to the meeting.)
 - Walk up and down Amsterdam and Columbus Ave. He sees racks of electric bikes locked outside of restaurant after restaurant. These bikes are big, and dangerous given the speeds that they travel; how quiet they are; and often travelling the wrong direction in the bike lanes.
 - He is a long time commuter bicyclist – a longtime proponent of the bike lanes.
 - There are laws in place but there is an issue of enforcement.
 - He has observed this behavior most frequently during mealtimes, especially during the dinner time rush.
 - He urges BCI to consider some kind of policy associated with delivery bikes.
 - Matthew will provide CB7 Office with a picture of the motorized bikes in front of the restaurant.
- George - No restaurants that come in front of BCI never admit to using motorized bikes.
- Marc has tried to get the police involved with trying to license these bikes. But, the NYPD seems to have no interest in getting involved in this issue.
 - Advises Matthew to start a petition with signatures from neighbors and other residents and take that to the precinct council.
- Linda – Perhaps we should pitch a story to West Side Spirit or DNAInfo to address this issue with specific pictures of restaurants in violation?
- Brian – Perhaps we can also add this issue to the applications (at the checklist) going forward?

B2B

- George followed up with AMNH contacts about doing this in March. But, he is still waiting to hear back. The event might need to be pushed to April.
- The topic is to be joint-ventured with Restaurant Alliance of NY.

Marc

- He is looking for ways to get brick and mortar businesses more willing to participate in the street fairs. The charge for the space depends on the promoter of the street fair. He will find out more information.
- The brick and mortar business are invited to participate. But sometimes at a cost to them – perhaps at discounted price.
- Perhaps a database of the brick and mortar stores should be created to help the small businesses in the district? Perhaps the small businesses should be invited to cross-promote with each other (not restaurants) – eg, discounts, etc.?
- 100,000 people go to the street fairs on a given day within the CB7 district.

Other Business

- Michelle suggested having photos of the restaurant applicants for additional marketing during the full board meetings.

COMMUNICATIONS COMMITTEE

LINDA ALEXANDER AND SU ROBOTTI, CO-CHAIRPERSONS

February 22, 2017

Meeting called to order at 5:35 p.m.

Present: Linda Alexander, Su Robotti, Roberta Semer

1. Review of survey options for community
2. Discussion of how to recruit new members to Communications Committee
 - a. Propose each committee designate one of its member to participate in social media each month
 - b. Propose non CB7 members participate in social media efforts for the board
 - c. Communications Committee will distribute guidelines to Committee volunteer tweeters.
3. Communications Committee to develop a one-page list of committee dates and agendas to be distributed to senior centers and libraries.
 - a. Communications Committee will consult with Penny Ryan to develop a list of recipients.
 - b. Communications Committee will discuss with committee chairs regarding which information they think will be important for the community at large, each month, so that it is published in the one-pager.
4. Board Chairperson Semer offered to distribute flyers from elected officials to Communications Committee at Full Board to assist with social media content.

Meeting adjourned at 7 p.m.

FULL BOARD MEETING

ROBERTA SEMER, CHAIRPERSON

Tuesday, February 7, 2017

Community Board 7/Manhattan's Full Board met on Tuesday, February 7, 2017, at Mount Sinai West, 1000 Tenth Avenue (West 59th Street). Chair Roberta Semer called the meeting to order at 6:35 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the January 3, 2017, Full Board meeting were **approved**.

VOTE: 28-0-0-0

Chair's Report: Roberta Semer:

- Steering will meet on Thursday, 2/23/17.
- Borough President Gale Brewer is encouraging and providing support for Community Boards to be a vehicle for the public to engage on issues affecting our communities.
- Seema Reddy will co-chair a Task Force to create a new vision for Broadway and the use of public space.
- Bylaws adopted in February 2013 included term limits of 6 years for committee chairs. Current committee chairs are encouraged to look to succession management.

Special Election for Co-Secretary, Howard Yaruss, Chair, Elections Committee:

- The position of co-Secretary was recently vacated. Per the bylaws, a special election was held.
- Mark Diller was duly nominated, and via a paper ballot, was elected.

Community Session:

Marisa Redanty – Mayor's Office Of Media & Entertainment, on behalf of Julie Menin, Chair.

- Asking all New Yorkers to vote in the "One Book – One New York" initiative.
- The five books among which New Yorkers are asked to select all focus on themes of diversity and inclusion.
- The books nominated are Americanah by Chimamanda Ngozi Adichie; Between The World And Me, by Ta-Nehisi Coates; The Brief Wondrous Life of Oscar Wao, by Junot Diaz; The Sellout, by Paul Beatty; and A Tree Grows In Brooklyn, by Betty Smith.

Dr. Carey Goodman

- Declared candidacy for Council District 6.
- \$84B budget announced – including tens of millions more for the American Museum of Natural History.
- Platform to claw back.

Carol Waaser – NY Cycle Club

- Urging passage of resolution to expand the George Washington Bridge bike / pedestrian path.
- Current narrow path creates conflicts – replicating the current condition will preserve the problem.

Tom Baskind

- New to activism.

- Asks CB7 to reconsider support for the American Museum of Natural History, a private entity, to build its planned new building on public park land.

William H. Raudenbush - Community United to Protect Theodore Roosevelt Park

- Opposing the American Museum of Natural History expansion.
- The planned building's atrium will be larger than the amount of public park land taken by the project.

Win Armstrong – Working Group at Park West Village

- Update on Jewish Home Lifecare proposal to build a nursing home on West 97th Street.
- CB7 has made constructive and detailed submissions and testimony on the proposal.
- The New York State Department of Health ("DoH") approved and accepted as final the Environmental Impact Statement proffered in connection with the project.
- A Justice of the New York State Supreme Court overturned the DoH's approval, citing aspects of the disclosure and mitigation sections of the Environmental Impact Statement that did not satisfy applicable legal standards.
- An appellate court recently reversed the ruling by the Justice, and held that the DoH was entitled to accept the Environmental Impact Statement as final.
- The case is now on appeal to the New York State Court of Appeals, the highest court in our State system.
- The most sensible solution is for JHL to remain and build its new facility on West 106th Street.
- The tenant/resident leadership of Park West Village is continuing to urge our elected officials to cause that result to come to fruition.

Erika S. Floreska – Executive Director of the Bloomingdale School of Music.

- Founded 50 years ago in the basement of the West End Presbyterian Church.
- Over 650 students every week take lessons in the brownstone that is now home to the school.
- The history of the school will be featured at an event on 3/1/17 in collaboration with the Bloomingdale Historical Group at the Youth Hostel on Amsterdam Avenue at West 103rd Street, with student performances at 6:00 pm and the local history program at 6:30 pm.
- There will also be a celebration of Chick Correa at the school on 3/3.

Peter Arndtsen – Director of the Columbus-Amsterdam BID

- A neighborhood walk is planned for 3/1.
- Yemeni businesses closed in opposition to the President's executive orders effecting an immigration ban – including 12 in Manhattan Valley. Called attention to the strong and important presence of immigrants, especially those from the countries targeted by the ban.
- Duane Reade at Amsterdam Avenue at West 108th Street is closing after 10 years, leaving an overly large store space behind. Gale Brewer's retail rezoning will prevent the creation of any more extra-wide storefronts of this type.
- The BID members support the plastic bag bill passed by the City Council.

Manhattan Borough President's Report, Diana Howard:

- Deadline to apply for appointment to a Community Board has been extended to 2/10 at 5 pm. The application is available on the Borough President's website (nyc.gov/manhattanbp.)
- The Borough President will deliver her State of the Borough address Sunday 2/12 at Manhattan Center – 2-5 pm. The event will include tables providing information on paths to activism, and a panel discussion on current issues.

- The Borough Board will conduct a public hearing on the Mayor's Preliminary Budget Wednesday, 2/15 from 4-7 pm at the Guttman Community College, 50 West 40th Street.

Reports by Elected Officials:

Mark Levine, City Council, 7th District:

[remarks appear under item 3 in the Business Session below]

Reports by Elected Officials' Representatives:

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

- Town Hall meeting on Wednesday 2/15 at 6 pm at the New School on West 13th Street. City Agencies and Not-For-Profits will be available to answer questions.
- Council Member Johnson organized a Rally at the Stonewall Inn on 2/4 to show support for all marginalized groups and the need to stand together, to stand for each other, in the face of the Administration's policies.

Erica Overton, Office of Assembly Member Linda Rosenthal (67th District):

- Assembly-Member Rosenthal voted against the State Legislature's plastic bag moratorium. New York City should control its own fate on such issues.
- Supports raising the age at which one can buy tobacco products to 21.
- Raised concerns about the new split phase traffic signal at West 79th Street & Amsterdam Avenue.

Liznel Aybar-Ventura, Office of Assembly Member Daniel O'Donnell (69th District):

- Assembly-Member O'Donnell is no longer the chair of the Corrections Committee – now chairs the Arts, Tourism and Cultural Affairs Committee.
- Offering bystander intervention training with the anti-violence coalition at Bank Street on 3/21 at 6:30 pm.
- Conducting a book drive with Project Cicero during the month of February; books will be donated to NYC Public Schools.

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

- Reproductive Health Act passed – preserves right to choose and eliminates outdated language in existing statutes.
- Attending many of recent rallies and protests, including Stonewall, in response to the President's executive orders.
- Working on relief from the anticipated effects of the looming L-train shutdown.

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

- The New York State Senate passed a rule prohibiting taking a photo in the chamber. Concern that the rule sets a bad tone, and is likely contrary to the New York State Constitution as well as the Open Meetings Law.
- Supports the New York City Council bill on plastic bags.
- Senator Hoylman is now the ranking member on the Senate Judiciary Committee.

Tendrina Alexandra, Office of State Senator Jose Serrano (29th District):

- Sponsoring the Dignity for Immigrants bill – would protect certain individuals from being deported or jailed.
- Supports raising the age at which a criminal defendant can be tried as an adult.
- Hosted workshop for Harlem High School Students.

Vanessa Agudelo, Office of State Senator Marisol Alcantara (31st District):

- Senator Alcantara understands her constituents' concerns about her alignment with the Independent Democratic Caucus in the New York State Senate, and invites the public to hold her accountable.
- Office hours – Thursday, 2/16 from 5-7 pm at 16 West 145th Street.

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

- Representative Nadler did not attend the President's inauguration in response to the rhetoric in campaign and since.
- Representative Nadler was the first Member of Congress to appear at an airport in response to the President's travel ban – succeeded in gaining the release of the first 2 immigrants detained at JFK Airport under the order.
- Co-wrote with House colleagues a letter to the President seeking the removal of Stephen Bannon from the National Security Council.
- Calling for Congressional approval for appointees to the NSC.

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

- Recent reports include an analysis that shows the monumental scale of contributions of immigrants to the New York City economy; and an analysis of benefits to expanding driver's licenses to all New Yorkers.

Business Session:

LAND USE COMMITTEE

Richard Asche and Page Cowley, Co-Chairpersons

Resolution Re:

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.

Presentation by Co-Chair Richard Asche:

- Application seeks a renewal of its physical culture establishment special permit.
- Facility started operating 2+ years ago, before it secured the approval of the Board of Standards and Appeals for its first special permit.
- Applicant applied late for the current renewal.
- There is an on-going dispute between the applicant and the residents of the residential condo building above the location regarding violations issued by the Department of Buildings that remain unpaid and are preventing the issuance of a Temporary Certificate of Occupancy, which in turn trigger additional violations and fines.
- The record reveals no complaints about the operation of the club per se.

Co-Chair Page Cowley:

- There are some 6 violations of record, including one pertaining to the building's elevator that dates from 1983.

- There is an active dispute between the residents of the residential building and the applicant as to the responsibility for the fines and violation and their effect on the TCofO.
- The proposed resolution before the Board purposefully avoids attempting to resolve or allocate blame for the violations and fine.

Public Speakers

BJ Kaplan – President of the Condo Board of 45 West 67th Street

- Cross Fit ignores its responsibilities regarding the violations issued by the Department of Buildings.
- When Cross Fit applied for its initial special permit, it agreed to 18 separate conditions relating to its status and operation. Cross Fit fails to re-incorporate those conditions in its current application.
- Cross Fit has continued operating despite the expiration of special permit.

Neil Weisbard – Pryor Cashman, counsel to Cross Fit

- The violations date from a period prior to the approval of special permit. There have been no new violations.
- The dispute between the Condo/residents and Cross Fit is a civil matter, and should not determine the result of an application to a regulatory body.
- Cross Fit did operate without the special permit, and is attempting to cure that default.
- The most significant fine (\$24K) was imposed because the Condo did not appear at the hearing before the Environmental Control Board (concedes there was confusion as to notice and responsibility to respond).
- Could not renew the TCofO because the BSA case is pending.
- Commitment – Cross Fit will obtain the required TCofO within 60 days of BSA's approval of the renewal special permit.
- Cross Fit has complied with the conditions.

Jennifer Berg – Condo board member

- Not acceptable that \$24K in fines be imposed on the residential building based on conduct of the applicant.
- Not acceptable that 18 conditions fought for in the first application were omitted from the renewal application.

Chris Wright – attorney for the residents

- The Condo / residents had to fight for every concession two years ago.
- Cross Fit denied operating before permit granted until it was finally caught.
- The standard for the issuance of a renewal special permit is whether the applicant has been a good neighbor. Here, the answer is no, as Cross Fit:
 - has caused \$28K in fines;
 - has violated the conditions imposed by the BSA two years ago;
 - has failed to include the 18 conditions from the last special permit in its current application.
- The Condo resident's request that the renewal be limited to a 2-year term (rather than the typical 10-year term) so the residents and Condo can hold Cross Fit accountable.
- The Condo was fined because it failed to appear at the Environmental Control Board hearing – the Condo Board did not appear in part because Cross Fit's counsel wrote a threatening letter demanding that the Condo Board not appear (and then did not resolve the issue for the Condo).

CB7 Comments:

- Concern over fines for violations issued due to the operation by Cross Fit without permit in violation of the Certificate of Occupancy.
- Only willing to vote on the merits of the application as it relates to Cross Fit's operation of the facility, not the on-going dispute regarding the fines and violations.
- CB7 should amend the instant resolution to call for the inclusion of the 18 conditions on which the previous application was granted.
[accepted as a friendly amendment and incorporated into the resolution]
- Responsibility for fines will be sorted out by other bodies, and is not appropriate for CB7 to attempt to resolve. CB7 should not hold up approval of a special permit based on contested facts among parties ably represented by counsel.

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

VOTE: 28-3-4-0

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

2. Installation of three speed bumps on the Riverside Drive service road between West 92nd and 95th Streets.

Presentation by Andrew Albert:

- Text of the resolution revised per a friendly amendment to read:

"Therefore be it resolved that Community Board 7/Manhattan approves and appreciates DoT's willingness to install speed bumps along this stretch of the Riverside Drive service road between West 92nd to West 95th Streets, but urges DoT to install stop signs here as well, due to the presence of schools and the frequent pedestrian crossings."

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

VOTE: 34-0-1-0

3. Request by Council Member Mark Levine to name secondarily the southwest corner of Central Park West and 84th Street in honor of Elie Weisel.

Presentation by Mark Levine:

- This is the first meeting of CB7 since inauguration of President Trump – there has never been a more important time for civic engagement and collective action.
- New York is part of a counter-narrative of tolerance and mutual support.
- The City Council is working to shield all New Yorkers from the onerous and regressive policies of the new Administration and to prepare for retaliatory budget cuts.
- The Presidential Administration is threatening to privatize the National Park Service.

- The New York State Assembly has voted to overturn the plastic bag fee imposed by the City Council – NYC consumes 9 Billion plastic bags per year – they clog drains, hang on trees, and consume oil to produce.
- The Legislature’s action is a painful reminder of the lack of City control over its own fate on any number of important areas of policy.
- We are entering Budget season – the Mayor’s Preliminary Budget was just released (\$84B) – it did contain some good news, including funds for new roofs for NYCHA buildings in need; hi speed internet for every school; bullet-proof glass for police cars.
-- areas of problems : the Department of Parks and Recreation budget is failing to keep pace with historical percentages and levels of funding. Parks would suffer layoff of 150 maintenance workers and gardeners if this budget were passed, with devastating effects on our parks.
- Street co-naming Elie Weisel on West 84th. Co-sponsored with Council-Member Helen Rosenthal.
- Weisel was a giant of the 20th Century, and a proud New Yorker.
- Small business workshop 2/15 at the Youth Hostel, Amsterdam Avenue at West 103rd Street – with opportunities to form connections to City services or seek funding for community initiatives.
- Accepting applications for discretionary funding for local non-profits (capital requests).

Presentation by Andrew Albert:

- Committee pre-meeting approved 5-0-0-0; 1-0-0-0
- Transportation intends to create an app to provide information about subjects of secondary street names

Board Comments:

- Weisel was a wonderful presence in person as well as a formidable leader.
- Given that one of Elie Weisel’s contributions was making the Holocaust and its remembrance an opportunity for a teachable moment to so many, especially in our current situation where there are many including the leaders of nations who attempt to re-write history and claim the Holocaust did not happen, it would make sense to include local public schools and school children in the ceremony unveiling the street re-naming so the educational aspect of this effort can hit home.

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

VOTE: 31-0-1-0.

4. Request to support widening of the bike-pedestrian paths on the George Washington Bridge.

Presentation by Neil Weisman:

- Call to widen the bike/pedestrian paths to national standards.
- The entire bridge will undergo a 7-year, \$2-Billion restoration beginning this year.
- The restoration work includes the removal of an existing 7-foot wide combined bike and pedestrian path, and the replacement of the existing cables from which the bridge deck is suspended with new.
- Re-cabling creates the opportunity to widen the path, but the Port Authority plans only to replace the existing 7-foot path.
- The existing path creates multiple conflicts between bikes and pedestrians, and even between bikes going in opposite directions, because the squeeze through the existing space is so tight.
- The George Washington is the third most popular bridge touching New York City (behind the Manhattan and Williamsburg bridges).

- The existing path is the only means to cross the Hudson River by bike from Manhattan.
- To learn more about this effort to widen the bike/pedestrian path, visit CompleteGeorge.org
- A coalition of 150 bike organizations, including bike shops in our community, support this initiative.
- Additional cost would be \$90MM
- The existing bike/pedestrian path, as well as the proposed expanded replacement, will not impinge on traffic lanes because the path is wholly outside the portion of the deck devoted to automobiles and trucks. It would require a slight expansion of the mechanism by which the cables are attached to the deck, which is easily accommodated using existing engineering techniques.
- Supported by Community Boards in Manhattan and the Bronx including as a means to add a source of business revenue to the areas immediately near the bridge as well as destinations in all directions that would profit from increased crossing facilitated by the enhanced access.

CB7 Comments:

- Is there federal funding for a cost this high?
A: The advocates will write the grant application. Funding is available.

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

VOTE: 33-0-0-1

Additional Comment by Co-Chair Andrew Albert:

- MTA Fare hike news: The MTA will be keeping the bus and subway fare at \$2.75, but the bonus for transferring cash to the Metro Card is being cut – for many New Yorkers, the elimination of the bonus is a fare cut by any other name.

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

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

- **160 Riverside Boulevard**, a/k/a 161 Freedom Place, Hiro Sushi at Ollie's Inc, d/b/a Hiro Sushi at Ollies.
- **103 West 72nd Street** (Columbus Avenue.) JCB Rest Inc., d/b/a Malachy's.
- **141 West 72nd Street** (Columbus Avenue.) MA UWS New York, Inc., d/b/a Izakaya Ida.

Presentation by George:

- Unanimous approval by the Committee.
- Applications are renewals, except for Malachy's, which is a change of ownership.

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

VOTE: 34-0-0-0

6. **768 Amsterdam Avenue** (West 97th Street.) Application to the SLA for two-year liquor license by Amsterdam Ale House 97 LLC, d/b/a To be Determined.

Presentation by George:

- This will be a companion to the existing Amsterdam Ale House on West 76th.
- Concern at committee regarding noise from use of the rear yard for serving alcohol.

- At the Committee meeting, the new Owners and tenant representatives came to an agreement about hours of operation and other protections for tenant quiet enjoyment, which will be included in the Liquor License's Method of Operation (and thus be binding and enforceable by the SLA and the NYPD).
- While the Owners agreed orally to the conditions, the method of operation in the application has not yet been revised to include the points as agreed at Committee, so the resolution is one to disapprove unless the anticipated and agreed-upon changes are reflected in the Method of Operation.

CB7 Comments:

- Owner very willing to work with community.

*After deliberation, the resolution to **disapprove unless the stated conditions are included in the Method of Operation** was adopted.*

VOTE: 34-0-0-0

Unenclosed Sidewalk Café Renewal:

7. **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.

Presentation by George:

- Not used all that frequently.
- No complaints re interference with the crowds flocking to the adjacent Beacon Theater.

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

VOTE: 34-0-0-0.

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

8. **36 Riverside Drive (West 75th – 76th Streets.)** Application to the Landmarks Preservation Commission for front and rear façade modifications, a rooftop addition, and a one-story rear-yard addition:

A. Regarding front and rear façade modifications:

Presentation by Gabrielle Palitz:

- Two row houses remain of an original grouping of 4.
- The group of 4 had a symmetric alignment at center, which was lost with the removal of the companion buildings.
- Proposal creates a new center-symmetry since restoring the original alignment would not work as the companion elements are long lost.
- Committee applauded the creation of a new center symmetry, and the restoration work, but the more modern bay window and the vertical windows in the bay window were considered to clash too much with the historic fabric and were inappropriate.

CB7 Comments:

- The proposal looks like an improvement over the existing condition.
- A: The more modern elements would make a significant statement that would compromise the façade.

- A: Prefer punched openings similar to the original composition.
- A: Not trying to restore the original grouping, and a contrast between historic and sympathetic modern fabric is often effective – just not in this case.
- Important to keep the spirit of the historic fabric.
- Changes to the first two floors are lamentable – should not continue to the upper floors.
- This is not a situation when modern and historic complement one another – here they argue.

*After deliberation, the resolution to **disapprove front and rear façade modifications** was adopted.*

VOTE: 32-0-2-0.

B. Regarding the rooftop addition:

Presentation by Gabrielle Palitz:

- Top floor infills much of the roof area, and on top of that addition the applicant would create a pair of pergolas/shade structures as well as a large elevator and stair bulkhead.
- The additions would be visible above the line of the Mansard roof.
- Looked for ways to reduce bulk, including elevator bulkhead.

Mike Levy – president of the co-op building next door at 37 Riverside Drive.

- Proposed elevator bulkhead and shade structure would be visible from Riverside Drive as well as from within Riverside Park.
- Elevator bulkhead adds considerably to the bulk.

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

VOTE: 33-0-0-0.

C. Regarding the one-story rear-yard addition:

Presentation by Gabrielle Palitz:

- Design intent is to open up the rear façade and bring more light in a very small rear yard area.
- Reasonably appropriate – for the most part not visible from the public way.
- Materials are reasonable – common red brick; fenestration well within the limits we have approved in the past.

*After deliberation, the resolution to **approve the one-story rear-yard addition** was adopted.*

VOTE: 26-5-3-0.

9. **313 West 77th Street (West End Avenue – Riverside Drive.)** Application to the Landmarks Preservation Commission for a bulkhead addition, window replacement, and a 4-story rear-yard addition.

Presentation by Gabrielle Palitz:

- Proposal for the roof is to move the existing bulkhead from east to west side of the roof.
- Replacing windows on the front façade – designation report noted that the original were in a 9:9 pattern, but applicant sought to replace with 1:1. Committee disapproved the front façade.

- Rooftop bulk was acceptable; objected to the glass railing as inappropriate.
- Rear yard addition – too much glass – one giant piece of glass, no relation to the context, out of scale to opening up of fenestration as approved.

*After deliberation, the resolution to **disapprove the front facade work, disapprove the rear yard addition and to approve the rooftop addition** was adopted.*

VOTE: 36-0-0-0

10. **225 West 86th Street, The Belnord (Broadway - Amsterdam.)** Application to the Landmarks Preservation Commission for the rehabilitation of the 86th Street concierge interior area /lobby, creation of three doors, modifications to a courtyard door and to the courtyard paving and planted areas, window replacements, and renewal of the LPC permit for a guard booth.

Presentation by Gabrielle Palitz:

- Collection of improvements, including creation of a guard booth on the sidewalk.
- A different proposed design for a guard booth on the West 86th Street sidewalk was previously approved. The new design offers additional decoration and detail, is made of materials that will be in a darker tone, and the overall effect will be more in keeping with the existing elements.
- Adding a doorway out of a window to improve circulation to the package room from the courtyard.
- Expanding a doorway and removing a window above – to improve circulation from the south side of the courtyard.
- Creating access to public spaces on the north side of the courtyard.
- Improving pedestrian paths to improve access by cars, and separate pedestrians.
- Improving the garden layout to better accommodate the patterns of actual use by the residents.

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

VOTE: 30-0-1-0

11. **121 Manhattan Avenue (West 105th Street.)** Application to the Landmarks Preservation Commission for enlargement of a rear façade window and a roof-top stair bulkhead.

Seema Reddy disclosed that she is the owner of the applicant building and will recuse herself from voting.

Presentation by Gabrielle Palitz:

- Bulkhead on the roof is visible because the building is on the corner.
- Fire escapes being removed.
- Windows being replaced brick to brick – closest to the original fenestration.
- Rooftop includes open framework and the bulkhead.
- Rear façade includes fenestration on the ground and parlor floors that includes divisions and dimensions that are well within the scope of replacement elements found appropriate in other applications.

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

VOTE: 28-1-2-1.

The meeting was **adjourned** at 8:45 pm.

Housing Committee
February 12, 2017

Committee Members Present: Genora Johnson
Jeannette Rausch (Chair)
Madelyn Innocent
Robert Espier
Susan Schwartz

Absent: Benjamin Howard-Cooper
Sonia Garcia

AGENDA:

1. Welcome & Carry-over Items:

- Moving forward committee will adopt last months meeting minutes at start of each meeting.
- The website needs a paragraph that better explains what the committee does. Members are urged to look at other CB Housing websites and bring suggestions to March meeting.

2. Housing Updates:

Committee Members:

- *J Rausch announced 2 meeting/events of interest:*
 - MCB 4 Housing, Health & Human Services Committee is hosting a **Public Forum on HDFCs on Feb. 22, 2017** at 6:30pm
Cameo Studios, 307 West 43rd St. (8th/9th ave) Studio B
 - The City Council Committee on Public Housing hearings on the Mayor's Preliminary Budget for NYCHA
 - *(Originally scheduled for Tuesday, March 7th)*
Monday, March 13th at Council Chambers, City Hall
1 p.m. NYCHA Testimony
3 p.m. Public Testimony
- *S. Schwartz announced recent press release indicating the City has made a \$93 million allocation toward a new law providing **funds for universal access to legal services for tenants facing eviction** in New York City Housing Court. For further info see: <http://www1.nyc.gov/office-of-the-mayor/news/079-17/state-the-city-mayor-de-blasio-speaker-mark-viverito-rally-universal-access-free>*
- *R. Espier called attention to the work of CU4ML (Cooperators United for Mitchell-Lama) a resident shareholder group, which is against **converting Mitchell-Lama buildings to Article XI Cooperative Housing** – aka HDFC - with only a majority vote and minimal disclosure period. (See full law at: <http://codes.lp.findlaw.com/nycode/PV>). The main criticism is that this process further eliminates affordable housing as families on the ML waiting list are priced out and apartments are no longer passed to next generation. CU4ML is pushing the City to rescind the 2011 Amended Rules. The committee agreed to discuss this in the future.*
- *M. Innocent reported on the work of the **CB7 Public Housing Taskforce**. Following a successful meeting with Gregory Floyd and others from the Teamsters Union for NYCHA, the task force is continuing its outreach and fact-finding. Over the next few months, the taskforce anticipates meetings with NYCHA senior staff; elected officials, and further outreach to tenants.*

Members of the Public:

- The Mayor's Housing Plan lacks substance;
- There needs to be a better process for challenging owners at OATH (the Office of Administrative Trials & Hearings). Tenants take the day to go down to the office and wait all day only to find out the owner repeated is a no-show.

3. Focus Topic: Construction Safety, Harassment, & DOB

- *S. Schwartz presented slides of interior construction work that occurred in her rental building, often without permits, tenant notification, and/or proper safety precautions. A number of landlords have used building construction/renovation as a method to harass existing tenants, particularly those that have 'affordable' below-market leases.*
- *Tenants are not always familiar with their rights nor know where to turn to.*
- *When one calls 311, they are told an inspector will visit the site within 40 days, a timeframe that does not address the existing danger.*
- *She then introduced our guest for the evening – **Betsy Eichel, Tenant Organizer at Housing Conservation Coordinators.***
- *B. Eichel further elaborated on the blatant disregard for residents in many instances and indicated that even market rate tenants are hesitant to complain about construction work as it can lead to one's lease not being renewed. She discussed the comprehensive advocacy work and resources HCC and Stand for Tenant Safety organizations provide to tenants. <http://www.standfortenantsafety.com/sts-dob-platform>*
- *Eichel stated that while some laws do exist to protect tenants, they have no teeth and are poorly enforced.*
- *Eichel went over a package of 12 proposed bills sponsored by different council members (including CMs C. Johnson, M. Levine, & H. Rosenthal) to strengthen Department of Buildings oversight and enforcement. To view the legislation visit: <http://legistar.council.nyc.gov/Legislation.aspx>*
- Some key components of the proposed legislative platform include:
 - Require DOB to inspect "at-risk" buildings and eliminate self-certification by applicants with prior violations;
 - Provide City power to foreclose buildings where violations and unpaid fines have resulted in tax liens;
 - Increase fines for doing work without a permit and/or even when a "stop work order" has been issued;
 - Increase oversight of "bad actors" that have a history of violations & charges.
 - Require landlords to post a "Safe Construction Bill of Rights";
 - Strengthen the content, accessibility, & enforceability of TPPs (Tenant Protection Plans) and require DOB to inspect buildings with TPPs with 14 days of the start of construction;
 - Require DOB to issue orders to correct violations simultaneously when issuing vacate orders;

- Establish a new “Real Time Enforcement Unit” within DOB’s Special Enforcement Unit to conduct targeted enforcement; and
 - Create an interagency task force with representatives from DOB, HPD, DOH, & DEP to oversee “the types of issues that routinely arise for tenants during residential construction.”
- Eichel indicated that 3 of the 12 bills have yet to be put on the agenda for a public hearing, but the current city council prefers to pass the bills as a package.
- Discussion: questions/comments:
 - DOB does not always respond to tenant complaints or request for information;
 - TPPs are not posted or delivered to each tenant and often absent;
 - DOB does not adequately report deaths as a result of unsafe construction and there is a 30% discrepancy in reporting. Some deaths can be attributed to violations;
 - It would be hard to establish that DOB approves unsafe construction. That would follow under an Article 78;
 - The city has no stomach for punitive damages and owners would rather carry fines than correct practices;
 - DOB claims its role is “to facilitate development” not to protect residents and has no stand alone entity to manage & enforce;
 - Tenants never see the TPP. Not every tenant has the time or capacity to conduct deep searches online and even if they can find such, it is often tiny print and inadequate;
 - Too often owners falsify work permits and claim the building has no tenants or no stabilized tenants.
 - Fines need to be substantially increased;
 - Every bill must have two hearings (at least one public).
- Committee Discussion:
 - There is much support for the omnibus bill & support the package, but should we separate out the 3 bills yet to hold a hearing?
 - The proposed bills are duly needed;
 - The TPP is particularly important and needs to be delivered to each resident by mail or hand prior to the start of construction;
 - The TPP and the Construction Bill of Rights is key.

5. Action Item:

- Committee members agreed to support proposed legislation.
- J. Rausch will prepare a draft resolution and circulate it for comment.
- The committee is called to a special pre-meeting to vote on the resolution and adopt it prior to the March full board meeting.
- S. Schwartz will prepare some slides for full board presentation.

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

HEALTH & HUMAN SERVICES COMMITTEE

MADGE ROSENBERG AND CATHERINE DELAZZERO, CO-CHAIRPERSONS

February 28, 2017

The meeting was called to order at 7:05PM by Co-chair Madge Rosenberg.

Committee Members attending: Madge Rosenberg (Co-chair), Catherine DeLazzero (Co-chair), Robert Espier, Sheldon Fine, Audrey Isaacs, Genora Bennet Johnson. Roberta Semer (CB7 Chair), Stephanie Guzman (Planning Fellow.)

The following matters were discussed and actions taken:

1. WSFSSH presentation on 340 W 85 St (The Brandon Residence for Women)
Paul Freitag (WSFSSH Executive Director), provided an historical and programmatic overview of the agency, its Valley Lodge component and of The Brandon Residence (a traditionally permanent and transitional SRO), which WSFSSH has just acquired from Volunteers of America (VOA). Valley Lodge and The Brandon will partner for the next three years, as Valley Lodge undergoes substantial renovations.

Stephanie Green (WSFSSH Director of Housing Development) described the Short & Long Term objectives:

- Uphold WSFSSH's Mission to provide supportive residential services to men and women 60 years and older;
- move residents to permanent housing (preferably in WSFSSH's 24 buildings, housing 2,000 individuals;
- improve access issues for disabled persons;
- upgrade electrical systems;
- add a new elevator, among other improvements.

Ms. Green and Mr. Freitag also commented on the enthusiastic support from CB7 and local elected officials. Importantly, residents and staff from Valley Lodge will be relocated to The Brandon for a period of 9 months to 1 year, while Valley Lodge undergoes redevelopment.

Karen Jorgensen (Valley Lodge Director) provided an in depth description of Valley Lodge admission standards and range of social services, many of which are tailored to persons with physical disabilities (persons undergoing dialysis, for example), and all of which will follow Valley Lodge's 60 year old plus male and female residents to The Brandon;

- The 16 original permanent residents of The Brandon will not be moved, they will be encouraged in participate in all activities, along with Valley Lodge's relocated residents;
- Valley Lodge residents (who range in age from 60 to 85) will be housed on The Brandon's 8th floor, exclusively;
- The [Relocation] Contract is being reviewed by DHS, and becomes effective July 1;
- the Fair Share analysis has been completed and found that this project does not present any imbalance in location of residential services.

Audrey Isaacs asked about the schedule for the ULURP process, and Paul Freitag answered that it's schedule to begin end of Spring/beginning of Summer.

2. Discussion with Stephanie Guzman on preventing youth crime.

Ms. Guzman has contacted providers of youth services, the 20/24 Precincts, to determine prevalence and type of youth crimes committed in our district. Her findings include:

- 17% of all crimes by youth are committed by individual younger than 24 years, with the *caveat* that statistics for this age group are difficult to decipher or inaccessible;

- Family Court confirmed that the more serious crimes are committed by 14-17 year olds;

- Family Court also provides interventions for these youth and their families.

Important next steps for Ms. Guzman will be collect statistics on school-based crimes and continue meeting with school administrators. She will present her findings to HHS, stakeholders, and the community at next month's HHS meeting.

Shelly Fine provided a key insight into gaining access to school-based crimes; and that is, crime statistics affect school ratings. Mr. Fine and Ms. Semer recommended that Ms. Guzman contact *Schools Unite*, a parent-led advocacy group that have gotten results in the past (hopefully, they still exist).

Audrey Isaacs suggested that Ms. Guzman attend 24th Precinct Community Council monthly meetings, and get to meet local players in crime prevention.

Catherine DeLazzero thanked Ms. Guzman for her fine work.

3. Immigration Resolution

Catherine DeLazzero offered, for discussion, DRAFT (DRAFT RESOLUTION FOR HHS COMMITTEE OF MANHATTAN COMMUNITY BOARD 7 TO CONSIDER RE TRUMP EXECUTIVE ORDER 13,769 DATED 1/27/17) prepared by the CB7 Steering Committee addressing the immigration issues presented by the President's recent Executive Order(s). The ensuing discussion offered the following recommended changes to the draft resolution prepared by CB7's Steering Committee, and that of CB6 which spurred our involvement: The Steering Committee's resolution needed more detail and to incorporate content from other Board members' drafts.

Actions taken on the Immigration Resolution

- Ms. Semer will circulate the Resolution drafted by the Health & Human Services Committee among Audrey Isaacs and Shelly Fine for comments and format adjustments, which will be voted on before CB7's Full Board Meeting, on March 7.

5. Following up the information from last year's panels:

- Robert Espier had spoken to Mt Sinai-St Luke pediatric mental health unit after the Oct/Nov's 2015 panel discussion on Community-based Mental Health Services, and [we] had agreed that a follow-up meeting in Spring 2016 would fit into their review of services period. Ms. Guzman's research would've been a perfect opportunity to incorporate Mt Sinai-St Luke into the committee work; but, as he anticipated, Ms. Guzman's work plan was too short to add another element to her work. Audrey Isaacs added that incorporating pediatric psychiatry's input would help in understanding how childhood trauma affects the brain.

- Christian Cordova proposed strengthening CB7's resolution by setting up small tasks forces to zero in on the impact of the President's Order on LGBT community, among other cohorts

Vote on the anticipated Resolution: 7-0-0-0; Non-committee, 1.

6. New Business

Community Board 7/ Manhattan

Audrey Isaacs offered her DRAFT RESOLUTION FOR HHS COMMITTEE OF MANHATTAN COMMUNITY BOARD 7 TO CONSIDER RE ASKING NYS LEGISLATURE AND EXECUTIVE TO AMEND NYS/NYC TAX RETURNS SO THERE RE ADDITIONAL CHECKOFF BOXES FOR CITIZEN DONATIONS TO STATE AND CITY GOVERNMENT.

After a lively discussion and debate on the Resolution, Ms. DeLazzero decided that the proposal presented a complicated issue and required more research and discussion that could be decided at tonight's meeting.

Meeting adjourned at 8:40PM

LAND USE COMMITTEE

RICHARD ASCHE AND PAGE COWLEY, CO-CHAIRPERSONS

February 15, 2017

The Meeting was called to order at 7:00 pm and was adjourned at approximately 8:45 pm.

Present: Richard Asche, Co-Chair, Page Cowley, Co-Chair, Tina Branham, Louise Craddock, Sheldon J. Fine, Jeannette Rausch, Seema Reddy

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

The following matters were discussed and actions taken:

- 1. Reports by individual committee members on** 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 & Appeals were distributed along with a summary chart to indicate the sponsors of the amendments and the content. The following "assignments" have been made to facilitate an in depth review by committee members.

Int. No 282:

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

Discussion led by Richard Asche: This proposed amendment would require BSA to itemize all arguments or evidence submitted by any "party" (undefined), and to state the extent to which the board has considered such arguments or evidence. This seems like a cumbersome and unnecessary procedure, which would require BSA to acknowledge and address issues, which are not germane or are frivolous.

It was agreed that CB7 rejects this amendment.

Int. No. 418:

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

Discussion led by Richard Asche: This proposed amendment would apply in cases where BSA rules against the position taken by the affected Community Board, and requires BSA to explain why it has rejected the Community Board's position.

It was agreed that CB7 recommends adoption of this amendment.

Int. No. 514:

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.

Discussion led by Jeanette Rausch. This proposed amendment attempts to address instances in which a variance is for a specific term and the Applicant has not obtained a renewal by the expiration date. It provides

for a \$500 fine for the first six months of unauthorized use, to increase by \$500 for each successive six-month period.

It was agreed that a penalty is appropriate but the conditions of the penalty and fines were confusing. After some discussion, a better approach to this issue would be to tie penalties to the filing date of an application for renewal rather than the approval date, and notification several months in advance of the filing date.

It was agreed that CB7 would make recommendations only for this amendment.

Int. No. 691:

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.

Discussion was led by Seema Reedy. This proposed amendment would extend from one month to four months the statute of limitations for filing a petition with a court to overturn a decision by BSA. Most BSA decisions grant the requested variance or special permit, and accordingly, most petitions filed in court are filed by opponents.

It was agreed that to satisfy both Opponents and Applicants, the statute of limitation for filing a petition be extended to four months but that notice of intent to file a petition be provided within 30 days of the BSA action.

Int. No. 1200:

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.

Discussion was led by Shelley Fine. This proposed amendment would require BSA to notify Council members for the relevant Council District within five days that an application for a variance or special permit has been received by BSA.

It was agreed to recommend adoption of this proposed amendment, but suggested that it include a requirement to notify the relevant Community Board.

Int. No. 1390:

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

Discussion by all present. This proposed amendment would require the City Planning Commission to appoint a "Board of Standards and Appeals Coordinator" who would be required to attend all meetings of the Board.

It was agreed not to support the appointment of a citywide coordinator at City Planning. However, we did believe that posting of City Planning testimony on its website would be beneficial. We have been informed that this practice is already in effect.

Int. No. 1391:

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

Discussion by all present. This proposed amendment would require BSA to hire a full time appraiser to analyze claims that Applicants cannot obtain a reasonable return and therefore require a special permit.

It was agreed that BSA should maintain a short list of approved independent forensic accountants or appraisers who would be retained by the applicants on a rotating basis, and at applicants' expense. This would provide the necessary expertise and avoid any suggestion that an Applicant's handpicked expert might be biased in favor of the Applicant.

Int. No. 1392:

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

Discussion led by Richard Asche, Page Cowley & Mark Diller. This proposed amendment to the Charter contains several sections:

1. The proposed amendment would require applications be certified under penalty of perjury by the Applicant, the property owner, and the preparer of any document accompanying the application.

It was agreed that this should be adopted.

2. The proposed amendment would require an Applicant to provide information regarding each lot within a 400-foot radius, additional detailed information about the conditions of the lot and the neighboring lots within this radius as well as any prior decision of BSA in connection with such lot.

It was agreed that this was far too much information and that the present requirements within 200 feet should be sufficient.

3. Perhaps considered by all present, the most important clarification and change is the information to be provided with respect to the B finding (reasonable rate of return).

It was agreed that a distinction should be made between an Applicant who has owned property for several years and acquired it at a low cost, and an Applicant who has recently purchased his property. At present, actual purchase prices are disregarded, and current value is used. This method provides a windfall to long-time property owners who acquired their property at low cost. The method by which reasonable return is calculated must be revisited.

Int. No. 1393:

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

Discussion led by Louisa Craddock. This proposed amendment would require reports approximately every six months concerning BSA applications and approvals or rejections.

It was agreed to approve the proposed amendment.

Int. No. 1394:

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

Discussion led by Tina Branham. This proposed amendment to the City Charter would require the maintenance by BSA of an interactive zoning map showing variances and special permits.

It was agreed that this was a great idea, but due to the cost of creating an interactive maps, that the Council and BSA explore the possibility of “piggybacking” on already existing maps maintained by other City agencies and assure that they are compatible with existing operating system and platform.

Final Comments:

These proposed amendments deal with the application process. We believe that if there is to be a comprehensive review of the procedures for variances and special permits, two additional topics need to be addressed:

1. Community Boards should be promptly informed of any amendments to an application for a variance or special permit.
2. A method should be developed to review projects as to which a variance or special permit is granted to determine whether the Applicant has complied with the terms of the special permit or variance.

Committee: 7-0-0-0. Non-Committee Board Members: 2-0-0-0.

This was the best land use meeting ever recorded by the writer, as everyone participated and we produced a considerable amount of work in a very short time.

The meeting was adjourned.

Respectfully submitted by Page Cowley with considerable contribution by Richard Asche.

PARKS & ENVIRONMENT COMMITTEE

KLARI NEUWELT, CHAIRPERSON

February 22, 2017

The meeting was called to order at 7:06 p.m.

Present: Klari Neuwelt, Chair, Ken Coughlin, Meisha Hunter Burkett, Brian Jenks and Susan Schwartz.

Presentation of Conditions Assessment and Recommendations for the Restoration of the Soldiers' and Sailors' Monument – Sybil Young, NYC Parks Preservation Officer.

Representatives of the Department of Parks and Recreation (DPR) presented to the committee the results of a conditions survey and restoration treatment study of Soldiers' and Sailors' Memorial Monument. DPR representatives included John Herrold, Administrator of Riverside Park; Margaret Bracken, Landscape Architect and Chief of Design & Construction for Riverside Park; Sybil Young, Project Manager for the survey and study; and Jonathan Kuhn, DPR's Director of Art and Antiquities.

The Soldiers' and Sailors' Memorial Monument, located at 89th Street and Riverside Drive in Riverside Park, commemorates Union Army soldiers and sailors who served in the Civil War. Completed in 1902, the monument is an enlarged version of the Choragic Monument of Lysicrates near the Acropolis of Athens, according to the monument's Wikipedia entry (post-meeting research by a Committee member). It is one of the top two or three Civil War monuments in New York State, Kuhn said. The monument's most recent restoration was completed in 1962.

The survey and study of the monument and its surrounding plazas, which cover a half-acre, was performed by a team led by Perkins Eastman Architects DPC and funded by the city's Office of Management and Budget at a cost of \$500,000. The survey was extremely thorough, DPR officials said, yielding a complete assessment of current conditions and what needs to be done to address them. There was almost literally "no stone unturned", with every stone inspected, some by rappelling humans on the monument's exterior and others by drones on the inside. Subsurface investigations and a structural assessment were also performed. The assessment report, summarized to the committee in the form of a PowerPoint presentation, was divided into four components: 1) research, 2) conditions, 3) ADA requirements and 4) cost estimates.

The investigation found that the overall condition of the monument and plazas ranges from "fair" to "poor," with poor meaning a one-year life expectancy and fair meaning five years. The deterioration was generally due to age and lack of drainage. On the monument itself, investigators found cracks and fissures in stones, deteriorated mortar, and failed repairs from previous restorations. The monument's roof is in fair condition, and its bronze door is currently unusable. The presence of asbestos-containing materials (ACM) was confirmed. Regarding the plazas, the study revealed that when originally built the ground had not been compacted properly. There is now heaving and displacement, and severe sandstone deterioration. The mortar joints in the plaza walls are completely deteriorated, among other problems.

The study's recommendation is for a comprehensive rehabilitation of the monument and surrounding plazas. All the stonework needs repointing and cracks repaired; the monument's bronze door must be refurbished off-site and reinstalled; and the roof requires repair. A modern drainage system must be installed, and the marble in the plazas must be removed and reset and the sandstone replaced with more durable pavers such as granite or marble. To aid with drainage, investigators found a potential opportunity for a bio-swale or rain garden. The plazas and monument will also be made compliant with the Americans with Disabilities Act (ADA).

The study and survey's bottom line is that a complete restoration will cost between \$29 million and \$30 million, a figure that is contingent on three things: the project being done as one unit rather than in phases, the use of an enclosed scaffold system so that work on the monument can be performed year-round, and the project starting in 2021. Phased construction, such as doing the monument first and the plazas later, will cost more, based on the assumption that construction costs will rise about 4% each year.

The project's costs can be broken down as follows:

Community Board 7/ Manhattan

Monument: \$10.5 million
Plazas, retaining walls, and stairs: \$17 million
ADA compliant access ramps: \$1.2
Landscaping: \$700,000

The DPR representatives noted that the early 1960s repair cost \$15 million in today's dollars.

Committee and community questions:

Committee chair Klari Neuwelt asked what the expected life of the repairs would be. Young answered that mortar cannot be expected to last more than 50 years, but that other aspects of the restoration could have a longer life. Committee member Meisha Hunter Burkett commented that replacing the plazas would significantly add to their longevity.

Neuwelt asked whether the experience of visitors will be any different after restoration. Herrold said that post-restoration DPR hopes to have a docent on site to conduct tours of the monument's interior, and that in more general terms increased use of the monument area can be expected once restored.

Committee member Brian Jenks asked what the next step is. The DPR representatives said that the next step is to begin the process of rounding up public and/or private money to pay for the restoration, although they did not identify specific next steps towards that goal.

Neuwelt then asked who "owns" the project. Initially, Herrold said "all of us," which Neuwelt pointed out could also mean "none of us", urging that primary responsibility/leadership within DPR for raising the needed funds should be clearly defined.

Community resident Cal Snyder asked who specifically will be in charge of raising the money. Herrold replied "me."

The discussion then turned to brainstorming possible sources of private funding. Snyder, a veteran himself, said that although individual veterans' organizations have negligible money to give to a project like this, a coordinated campaign to crowdsource veterans' organizations could bear some fruit. Snyder also noted that former Mayor Michael Bloomberg had expressed interest in the monument as Mayor, and that he should be one of the first private individuals approached.

Neuwelt said that perhaps it's time for some media publicity, suggesting the *New York Times* and/or the *Wall Street Journal*, with the hope of attracting one or more very large private donations

Committee member Ken Coughlin asked what will happen to the monument and plazas in the next four years, given that much of it is already in poor condition, meaning, as defined in the discussion, a useful life of one year. Kuhn noted that portions of the monument are already fenced off and that as conditions continue to deteriorate, more or perhaps all of it will have to be off-limits to the public, possibly as soon as in a year or two. He said that even Memorial Day celebrations there may have to end. He agreed with Coughlin that this sad prospect could be a good selling point for attracting donors.

The committee discussed what its own next steps might be in light of the fact that DPR does not at this point require a resolution in support from CB7. Committee member Susan Schwartz suggested updating the full board on the results of the study and that a resolution in support of funding the project could be helpful. Burkett recommended a letter of support rather than a formal resolution. Neuwelt said she preferred to discuss the matter with the board Chair and District Manager first. She mentioned that CB7 has had restoration of the monument on its capital budget priorities list for years (though with a placeholder dollar amount provided by DPR), and that its already being on the CB7 list was a basis for reaffirming CB7 support without necessarily going through the Full Board or creating a new resolution. Kuhn said that if the committee feels the project is important, it should make its views known to the Parks Commissioner.

In a side discussion to the DPR presentation, community member Paul Josephs expressed concerns about the removal of a number of bushes surrounding the monument, which he said were used by many migratory birds. He contended that the removal of the shrubs was ecologically unsound.

Herrold responded that the removed vegetation was growing into the stone surrounding the monument, and that DPR plants hundreds of shrubs throughout Riverside Park each year, so there is not a net loss. Bracken added that DPR would never take down a healthy tree. She and Herrold offered to follow up with Josephs. Neuwelt urged Joseph to speak informally with Herrold and Bracken about his concerns, saying that if they were not resolved the committee could possibly add a discussion about them to its agenda at a future meeting.

PRESERVATION COMMITTEE

JAY ADOLPH AND GABRIELLE PALITZ, CO-CHAIRPERSONS

The meeting was called to order at 6:30 p.m. and adjourned at 10:55 pm.

Present: Gabrielle Palitz, Co-Chair, Jay Adolf, Co-Chair, Mark Diller and Miki Fiegel.

The following matters were considered and actions taken:

91 Central Park West (West 69th Street). Application for the reorganization of some of the stained glass on the 16th floor and the 17th floor of Penthouse A.

Presentation by Marc Newman and Bia Lee of Shelton, Mindel & Associates, Inc., architects.

- Penthouse A.
- Application concerns the stained glass and leaded glass windows in the premises.
- The windows subject to the application consist of:
 - 16th Floor: Six windows facing the terrace and one window facing the courtyard.
 - 17th Floor: Two windows in the tower structure (one facing east; one facing north).
- Intention is to remove the leaded glass hatching but keep the existing stained glass medallions and insert them into a new plain glass window.
- North tower window on the 17th Floor – proposal is to replace the existing window with a door, and retain the leaded grid pattern to the terrace level.
- 16th Floor:
 - Door 4 – sidelights and transom have colored leaded glass squares with two large doors of plain glass.
 - Proposal is to increase the height of the center panes and reduction of half of the leaded glass transom (the upper level of the leaded glass is thought not to be original).
 - the sidelights would be retained.
 - Window 4 – 1:1 with leaded glass squares with medallions on the upper panel.
 - Proposal is to remove the rectangular leaded glass but retain the medallions in the upper panel with a single muntin on the lower panel and retaining the primary muntins -- a cross-pattern of muntins intersecting at the medallions.
 - medallions will be encased in glazing.
 - Door 5 – French doors with leaded glass rectangles and a transom.
 - Proposal is to retain the principal muntins and the medallions (circular), and remove the leading from the doors and transom.
 - Windows 5 & 6 – sidelight to Door 6 with 1:1 tall thin rectangle with diamond pattern leaded glass.
 - Proposal is to retain the principal muntins and the medallions, and eliminate the internal leaded glass.
 - Door 6 – pair of French doors with transom with the same diamond pattern leaded glass.
 - Proposal is to remove the diamond pattern leaded glass and retain the principal muntins and
 - Windows 7 and 8 – pairs of 1:1 double-hung windows with diamond-pattern leaded glass (no transoms).
 - Window 9 (West facing) – large medallions on upper panel, and leaded glass rectangles.
 - proposal is to retain primary muntins and the entire upper panel since the medallion is so large;

eliminate the leaded pattern in the lower panel.

- 17th Floor:
- Window 19 (east-facing in the tower) – retaining the east-facing stained glass arrangement, and sandwiching for insulation.
- Window 18 (north-facing in the tower) – stained glass figures throughout.
 - Proposal is to eliminate all stained glass and replace with divided light muntins to match the south effect, and enlarge to turn the window into a door.
 - Proposal includes harvesting the stained glass figures and using for light boxes within the millwork in the apartment.

Public Comment: [none]

Committee Comments:

- Concern that the attempt to encase the medallions will yield too thick a construct to fit within the muntins proposed.
A: has not yet done the specifications for the glazing sandwich.
- Loss of elaborate leaded glass patterns will affect the scale of the windows – integrity of the composition is affected by it.
- Commend keeping the stained glass.
- Removing leaded glass will enhance the experience of the stained glass.
- Empathy for the desire to increase light and views of the Park.
- Proposal for Door 4 is ok.
- Window 4 – ask the owner to retain leaded glass pattern but with clear glass.
- Door 5 – should match Door 4 and retain the leaded glass in the transom.
A: Idea – keep the upper datum in Window 4 and Door 5 – upper panel of window and transom in door.
- Window 5 – concern about removal of leaded glass patter – suggest to replace with clear glass.
- Concerned by the loss of leaded glass.
- Cannot support loss of stained glass in Window 18.
- Cannot support the loss of the stained glass.
- Concerned by the loss of leaded glass.
- Supportive of any of the proposals to mitigate the effect of the loss of leaded glass, but will not prescribe any one solution.
- Opposes removal of stained glass.
- Concern for the loss of leaded glass pattern.

Resolution: Disapprove as presented due to loss of leaded glass and the effect of that loss of the cohesiveness and integrity of the composition. Could support mitigations such use of clear glass in the leaded glass, or other modifications to the proposal.

After deliberation, the Committee adopted the resolution.

VOTE: 5-0-0-0.

248 West 71st Street (Broadway – West End Avenue). Application for a façade restoration, window replacements, roof-top addition, and reconfiguration of the rear-yard extension.

Presentation by Timothy Boyland and Pablo Vengoechea, architects.

- One of a group of 10 brownstones; 9 remain.
- Block has a largely intact donut.
- Original stoop has been removed.
- The grouping of this block was designed to employ multiple styles.
- Areaway has been infilled; front door surround has been clad in common brick.
- Change to presentation – no longer proposing to remove window guards.
- Front windows are currently 1:1; no longer proposing 6:6 and instead replacing in kind.
-- replacing with wood.
- Rear yard:
 - Existing condition is an L extension – proposal is to pull the L extension back and infill the L on the east to make a full-width rear façade.
-- proposal would be to retain the existing 3-story height of the extension.
 - Excavating only to create the new footprint of the full-width extension.
 - Infill will extend 8' from the current rear main façade.
- Fenestration on the 3 floors of the proposed rear yard extension would be full-width glass panels – two large panels flanking a pair of floor-to-ceiling doors opening onto Juliette balconies. Metal divides between the panels of glass and doors.
- Glass panels to be separated floor-by-floor exposed steel channels black or dark brown.
- Glass panels enclosed within 12" masonry. Roman brick – ochre or tan.
- Retaining punched windows on the 4th floor – changing the center window into a door.
- Rooftop addition:
 - Set back from the front (8'11") and back – footprint approximately half the roof area.
 - Multiple rooftop additions on the block.
- Full-width glass with tall, thin rectangular panels with transoms above, set between brick walls (12" wide). Masonry will be Roman brick in dark ochre or brown.
- Party walls will be the in the same brick.
- Pre-designation rooftop additions on the block employ multiple styles, from historic-looking dormers to modern stucco boxes.
- Rooftop addition is not visible from West 71st Street based on mock-up.
- Front façade:
 - Removing the brick door surround and replacing with brownstone facing.

- Replacement windows on the bay window will retain the curved feature.
- Color of front windows to be determined based on historic analysis. Most likely dark green, brown or black.
- Proposal would extend the surround from the parlor floor window (former main door) down to the basement level to flank the current main door.
- Proposed new railing across the French doors at the parlor floor.
- Proposal to install a gate to match the window guards at the entrance to the areaway.
- Reinstalling a front areaway with blue stone pavers.

Committee Comments:

- Designation report notes that the front façade fenestration was 5:1 and 8:1.
- Front – applaud the restorative effort. Hopeful that will reconsider multi-light windows to conform to the historic.
- Rear – retention of the punched openings is appropriate.
- Concern that the piers appear skimpy.
- Agree.
- Concern about the masonry in the rear – both the new fabric and the color which are not typical, and the thinness.
A: Agree to widen the masonry surrounds.
- Appreciate the metal divisions on rear.
- Appreciate the divisions in the rooftop fenestration - large expanse of glass is well broken out by rectangles and transoms.
- Agree with proposal with suggestion.
- Should hew to the designation report and retain the multi-light windows.
- Should retain the punched opening widths .
- Suggest that there should be a new horizontal line in each of the glass panels on the rear addition in the nature of a transom – the doors could then hinge into the new horizontal line.

Resolution: Approve based on agreement to increase masonry in rear to 14” and suggestions (a) multi-light windows on the front and (b) introducing a new horizontal element in the rear extension fenestration.

After deliberation, the resolution was adopted.

VOTE: 5-0-0-0.

151 Central Park West (West 75th Street). Application for window replacement.

Presentation by Grace Mandigo, Owner.

Community Board 7/ Manhattan

- Proposal is to replace a single window in the rear facing west into an alleyway.
- Window in question is not visible from the street.
- Existing window is a special window due to leaded glass in each of the paired rectangular panels.
- Other windows in the apartment were replaced with tilt-and-turn windows.
- Ogee molding is to be removed. Profile will be different.
- Other windows in the apartment do not conform to a consistent design profile.
- Counterpart windows in floors above – some retain the leaded glass; others have already been removed.
- Existing window has lost functionality – vertical bar to lock the window no longer works. Glass within the leaded divides is cracking.
- Original space was a foyer – hence leaded glass.

Committee Comment

GP

- Sad to lose, but not visible.

Resolution to approve as minimally appropriate.

After deliberation, the resolution was adopted.

VOTE: 4-0-1-0.

235 West 75th Street (Broadway – West End Avenue). Application for installation of a wheelchair ramp.

Presentation by Elizabeth Mickey and Howard Spivak, architects.

- Proposal to add an ADA ramp to the commercial space on West 75th Street.
- Replacing 3 steps into the commercial space.
- Proposal is to replace an areaway with a ramp – would require the removal of a curved return of the border of the areaway on the western end of the space, and removing the wall and ornate railing at the landing on the east end of the space.
- Newel post on the west side of the landing would be retained. Would read the same from directly across the street.
- Surface of the ramp and revised landing would be blue stone to match the existing landing for the companion entrance.
- Railings would be simple so as not to call attention away from the ornate newel posts. Railing on the street side would have be a double-rod effect to pick up the pattern of the doors. Outer railing is horizontal (not sloping with the ramp).

Committee Comment

- Appropriate.
- Disagree with LPC Staff comments – railing should be consistent with the existing ornate railing.

Resolution to approve as presented.

VOTE: 4-1-0-0.

80 Riverside Drive (West 80-81 Streets). Application for installation of a new energy efficient environmentally compliant ductless heat pump system, and to replace the grade-level entry doors and to restore the urns on the parapet wall on the south elevation.

Presentation is by Joseph Kleinman and James Shannon, architects.

- Proposal is upgrade the existing A/C system in the building.
- Current condition uses approximately 100 window A/C units installed and uninstalled seasonally.
- Replacing with 6 compressors on the roof, with a screen enclosures to baffle the sound.
- Using a more modern, more efficient system, even though energy code compliance is not required.
- Proposed baffling surround for mechanicals will sit on top of the existing elevator machine bulkhead and machine room above the penthouse.
- Penthouse sits at the northeast corner of the roof.
- Screen is metal – horizontal louvers. Color will be black.
-- metal enclosure will be visible from Riverside Drive, Riverside Park, and along West 80th Street.
- Mechanical equipment will be many stories above the neighboring brownstones due to the height of the existing building.
- Existing bulkhead is also black.
- Urns to be placed at the level of the penthouse – at parapet.
- To be cast out of fiberglass or another lightweight material – color would be terra cotta.
- Would be attached above the parapet (visible). Would be aligned with spaces between windows below.
- Entrance doors:
- Original doors metal with an ornate metal grille.
- Owner may be able to reinstall the original doors.
- If unable to locate the originals, proposing a new metal with a glass pane and a metal grille attached.

Public Comment:

Mason Haupt:

- Neighbor from across the street.
- Opposed the restaurant application (CB7 disapproved; SLA approved).
- Concern for a commercial enterprise in the middle of an overwhelmingly residential area.
- Restaurant will have a huge impact on the neighborhood.
- Q: Will this affect the restaurant?
A: Proposal for A/C affects the lobby and hotel rooms.

A: ground floor space that could be a restaurant could take advantage of the new mechanicals.

A: Only other place for mechanicals would be an airway wedged into the northeast corner of the footprint.

Martin Flusser:

- Concern for intentions of the owner.
- Does not find the urns appropriate.

Committee Comment:

- Q: Was there an alternative location for the mechanicals?
A: Framing requires structural steel supports – the elevator bulkhead provides that support.

Resolution to approve as presented.

After deliberation, the resolution was adopted.

VOTE: 5-0-0-0.

137 Riverside Drive (West 85-86 Streets). Application for a wheelchair stair lift in the moat along West 86th Street.

Presentation by Ronan McLaughlin, Engineer.

- Seeking to provide ADA access to the building.
- Proposal is to install a lift in an light well in the front of the building along West 86th Street, to the east of the main entrance.
- Proposal would remove the existing staircase and replace with a Code-compliant stair that will accommodate the chair lift.
- Default position is stored vertically at the bottom of the stair.
- Call buttons at top and bottom.
- Color – open to suggestion – prefer to propose a dark color to match existing railings.
- Proposal will upgrade the door in the light well, within the existing opening. Exploring a self-activating automatic door.
- Handrails for replacement stair will match current condition – first vertical rail post will be in the same location as the existing stair.
- Many more vertical elements in the new stair to support.

Committee Comment

- Q: Possible to preserve the granite first step
A: Could try, but likely that the stone would break in the attempt to re-set.

Resolution to approve as presented.

After deliberation, the resolution was adopted.

VOTE: 5-0-0-0.

150 Riverside Drive (West 87th Street). Application for an entrance canopy, two signage panels at the corner, and replacement of wall sconces.

Presentation by Steven Kratchman and Robin Sharp, architects.

- Proposal is to increase visibility for the assisted living facility.
- Historic post card shows a marquis.
- Tax photo from 1940s shows a sign at the corner (most likely one advertising apartments for rent).
- Proposal is to create a marquis over the center of three arched openings that houses the main entrance.
- Tension rods would tie to the blank window spaces on the second floor (with steel behind).
- Canopy would be 14' wide and 13' deep – set back a few feet from the curb.
- Proposal also calls for the refurbishment of the non-historic light fixtures flanking the main entrance.
- Marquis would be a metal rectilinear frame with glass within, and with metal numbers for the address of the building within.
- Color would be dark bronze to match existing metal finishes in the building.
- Side of the marquis would also have a metal rectangular frame with white glass infilling the metal frame. Lighting inside would back-light the numbers and add to the lighting at the door. Downlights would be recessed in the metal channels.
- Height of the marquis (glass and metal frame) is 1'5".
- Signage proposed is at street level on the West 87th and the Riverside Drive facades at the corner.
-- two proposals – one would be metal and glass; other would be laser-cut metal panels.
- LED backlit box.
- Signage would be mounted to the limestone base at the ground level of the building.

Committee Comment

- Signs are inappropriate for Riverside Drive – no counterpart.
- Sign is more in of a type for a commercial space, not residential.
- Accepts the marquis.
- Master Apartments at West 103rd Street has a much more subtle ground-level sign.
- Marquis is too fussy and contemporary.
- Elaborate and beautiful terra cotta on the façade calls for a more simple design.
- Not opposed to the idea of a sign, but inappropriate in size and illumination.
- If the sign were not lit and simpler like the Masters – but not this.
- Prefers this marquis to something more elaborate.
- Marquis is appropriate.
- Sign too intrusive in the residential neighborhood.

Resolution is to approve the marquis and disapprove the sign as presented.

After deliberation, the resolution was adopted.

VOTE: 5-0-0-0.

275 Central Park West (West 87-88 Streets). Application to raise a portion of an existing elevator bulkhead.

Presentation by Jeremy Welsh, architect.

- Proposal is to extend the elevator bulkhead to bring the elevator to the roof, creating a copper-clad vestibule on the roof for egress from the elevator, and to add a railing to the parapet to bring it to Code.
- Emory Roth building from the 1920s.
- Detail on the parapet – arch in the center facing Central Park.
- Existing roof structures include a fire stair. Proposal would add the elevator bulkhead and the vestibule.
- Current stairway is brick – light color.
- Proposed elevator will be in masonry to match roof elements.
- Vestibule will be clad in copper (not pre-patinated). Height will be approximately 11’.
- Vestibule will have glazing on the east face and the door.
- Total height of the elevator bulkhead will be 10’10” above the existing stair bulkhead height.
- Height requested is based on Code requirements.
- Elevator bulkhead will include a doorway about 10’ above the roof, accessible from the roof of the stair bulkhead, for maintenance access.
- Railing will be attached to the inside of the parapet. Four rails approximately 4” apart, supported by single vertical elements.
- Railing will not touch the arch detail on the east façade.
- Visibility:
- Minimally visible from the streets surrounding the building (e.g. a sliver view west along West 87th Street; a sliver view from the north along Central Park West).
- Will be visible from well within Central Park, especially east of the bridle path.

Public Comment

Peter Incorvaia – resident.

- Q: Elevator is the front, not the one near the water tower.
- A: Correct.
- Q: Height of the Elevator?
A: lower than the water tower.
- Q: Will the proposal affect the freight elevator?
A: None.
- Q: Purpose of bringing the elevator to the roof.
A: Plan to provide roof access to the residents (not to access a new penthouse).
- Building has had a history of eliminating access to other common spaces.

Committee Comment

- No objection. Minimally visible.
- Blends in with water tower and context materials.
- Would need to be looking for it to find visibility.
- Should be sure it is the lowest possible height – options not explored.
- Railings are fine.
- Materials for cladding are acceptable, especially in context.
- Appropriate.

Resolution to approve as presented.

After deliberation, the resolution was adopted.

VOTE: 4-0-1-0.

36 West 94th Street (CPW-Columbus). Application for a glass canopy over an entrance door. Building is a part of Columbia Grammar and Preparatory School.

Presentation by Robert Lucas and Timothy Gargiulo, IBI Group – Gruzen Samton, architects.

Co-chair's statement: Committee member Peter Samton is no longer an equity partner in the firm making the presentation, and did not consult on this project. Hence no concern about compliance with conflicts of interest policy.

Presentation:

- Building is part of the townhouse complex that comprises the lower school.
- Previously obtained approval for a canopy at 26 West 94th Street at the main entrance.
- Since the installation of the canopy, the administration has noticed that the door providing access to the development office has weathered too quickly and requires frequent maintenance.
- Staff recommendation to use a smaller version of the canopy approved for 26 West 94, with translucent glass.
- Color proposed is black to match the railings.

Committee Comment:

- Canopy is jarring to the rhythm of the historic townhouses.
- Appropriate.

Resolution to approve as presented.

After deliberation, the resolution was adopted.

VOTE: 4-1-0-0.

752 West End Avenue (West 97th Street) a/k/a The Paris Hotel. Application for a master plan for through-wall A/C units.

Presentation by Laurence Marner, architect.

- Proposal for a master plan for through-the-wall A/C units.
- Designation report highlights the cast stone caps at the top, and the cast stone window sills throughout.
- Setbacks at 17, 20 floors.
- West and North elevations feature stone vertical elements between window blocks.
- Proposing a sleeve below each window (even if pairs of windows both open to the same room).
- Proposal is to center the sleeves under each window, including windows that have horizontal stone elements that would be cut to make the sleeves.
- Horizontal stone bands appear only on the 4th and 5th floors.

Committee Comment:

- Concern that the façade will be cut needlessly.
- Should look at floor plans that correspond to the windows with stone horizontal element to see if one could economize on number of penetrations.
- Penetrations would compromise the vertical integrity of this composition.
- Should focus in on the minimum need and minimum impact on the exterior.
- Compromise should privilege the lower floors.
- If there are differing floor plans on each floor, only way to have uniformity on the exterior is to have openings under every window.

LAID OVER – will be first on the agenda on March 9, 2017 Committee meeting.

Adjourned 10:55 pm.

STEERING COMMITTEE

ROBERTA SEMER, CHAIRPERSON

February 23, 2017

Steering Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 6:45 pm by Chair Roberta Semer.

Committee Members Present: Roberta Semer, Jay Adolf, Andrew Albert, Linda Alexander, Christian Cordova, Page Cowley, Catherine DeLazzero, Audrey Isaacs, Blanche E. Lawton, Jeannette Rausch, Mel Wymore

Non-Committee Members Present: Kenneth Coughlin, Susan Schwartz

The following matters were discussed:

1. CB7's Core Principles.

Roberta Semer:

- Core Principles were discussed at the Feb 21 2017 CB7 renewal interviews.
- Discussion Panel consisted of Roberta Semer, Andrew Albert, Penny Ryan and Seema Reddy.
- Discussed the core principles of INCLUSION and SUSTAINABILITY.

2. Assemblyman Andrew Hevesi's office, Home Stability Support Plan. Home Stability Support (HSS) will be a new statewide rent supplement for families and individuals who are eligible for public assistance benefits and who are facing eviction, homelessness, or loss of housing due to domestic violence or hazardous living conditions. HSS will be 100% federally and state-funded, and will replace all existing optional rent supplements.

- We were unable to vote on this resolution due to the absence of a quorum.

Roberta Semer:

- Several CB's have weighed in on this resolution.
- It would be federal and state funded.
- Will save the State and City money.
- Will distribute the information to all members.
- Andrew Albert:
 - ✓ Q: Is there a State Senate Sponsor or Bill Number?
 - ✓ A: Roberta will find out.

3. Immigration resolution.

- We were unable to vote on this resolution due to the absence of a quorum.

Roberta Semer:

- We heard from several CB's on this.
- It needs to be customized for CB7.
- At borough board they are looking to do a resolution on immigration or sanctuary cities.
- Brooklyn CB6's resolution has good language.

Community Board 7/ Manhattan

- Health & Human Services Committee can vote on a resolution at their February 28th 2017 meeting.
- Catherine DeLazzero:
 - ✓ HHS Committee can add language to the resolution.
- Kenneth Coughlin:
 - ✓ We can also address U.S. Immigration and Customs Enforcement (ICE) deportations.
- Linda Alexander:
 - ✓ The resolution should express the sentiments of CB7 without specifics.
 - ✓ Linda and Page Cowley will work on a draft for the HHS committee

4. March 7 Full Board agenda.

Roberta Semer:

- Kudos to Housing Committee: everybody in the committee had a presentation.
- Kudos to Land Use Committee: everybody did their homework and presented.

Jeannette Rausch, Housing Committee:

- City Council is considering 12 bills to enhance the Department of Buildings rules enforcing efforts to further reduce buildings violations, construction harassment of tenants and to respond sooner to violation complaints.
- DOB needs to respond in real time to violations.
- When calling 311 to complain you re told that DOB takes 40 – 90 days to investigate.
- Committee is drafting a resolution in support of the City Council bills.
- Roberta Semer:
 - ✓ Email Penny Ryan to add a pre-meeting to the March 7th Full Board Agenda to vote on the resolution.

Christian Cordova, Business & Consumer Issues Committee:

- Routine type resolutions only.

Page Cowley, Land Use Committee:

- Committee discussed 11 City Council bills that would place restrictions on and revamp the processes of the Board of Standards and Appeals.
- Page will send materials to all CB7 members in preparation of Full Board meeting.

Jay Adolf, Preservation Committee:

- 9 fairly routine resolutions.

Andrew Albert, Transportation Committee:

- Pro forma disapproval of a resolution.

CB7 Comments:

- Jeanette Rausch:
 - ✓ Jackhammering going on from 96 – 106 at West End Avenue.
 - ✓ It is too noisy, CON ED work.
- Jay Adolf:

- ✓ Work schedule should be posted.
- ✓ CB7 should get word out to the community; it shows we are proactive.
- Andrew Albert:
 - ✓ Will try to find out the status of the work and get appropriate signage posted.

5. Committee and Task Force updates.

Linda Alexander, Communications Committee:

- At the CB7 renewal interviews it was expressed that some people do not use computers.
- Committee will create 1 page postings of Full Board and Committees agenda summaries to post at libraries and senior centers; possibly also to post at Children's Aid Society and some schools.
- Committee chairs should send information to the Communications Committee at the same time they send it to Penny Ryan.
- Communications Committee does not know enough about the other committees to Tweet on their behalf; each committee should appoint someone to Tweet social media at every committee meeting.
- Will have guidelines available for Tweeting.
- Committees should also livestream their meetings.
- Catherine DeLazero:
 - ✓ At HHS meetings we are so focus that Tweeting social media would take attention away from the meeting.
- Blanch Lawton:
 - ✓ How difficult would it be to have the communications bi-lingual?

Roberta Semer, Update:

- Appointed Seema Reddy to chair a Task Force: re-envisioning Broadway from 59th Street to 110th Street.
- Appointed Susan Schwartz and Madelyn Innocent to co-chair an event for the over 100 applicants that will not be appointed to CB7.
- The event will take place in the northern part of district after April.
- Will divide the applicants into groups based on their skills and interests.
- Will invite Community Based Organizations and Agencies to participate and will try to match them with applicant volunteers.

6. New business.

- Jay Adolf:
 - ✓ At the February Full Board meeting Dr. Carey Goodman announced that he will be running against Helen Rosenthal for City Council.
 - ✓ Q: Should we allow people to campaign for office at FB meetings? Is there a Policy about this?
 - ✓ A – Roberta Semer: Will ask the Manhattan Borough President's Office about the appropriateness of this.
 - ✓ A – Mel Wymore: There is no restriction on this during the Public Session of the FB meeting; it is not appropriate during the Business Session.
- Page Cowley:
 - ✓ Saint Gregory the Great School in West 90th Street and Amsterdam Avenue is being closed.
 - ✓ We do not know if the adjacent playground is part of the school or a separate public playground.

Community Board 7/ Manhattan

- ✓ Several adjacent properties on that block are distressed.
- ✓ We are concerned that several lots will be combined to create a Super Tall building at the location.
- ✓ We are hoping that a place like the Children's Museum will take it over.
- Andrew Albert:
 - ✓ Q: When is the next step on the American Museum of Natural History expansion Project?
 - ✓ A – Roberta Semer: probably at the end of April.
- Roberta Semer:
 - ✓ Informed the BCI committee that it is inappropriate at this time to use the AMNH as the location for their April Business to Business event.
 - ✓ Suggested that they can use the Kaplan Center or the Sugar Factory as alternate locations.

The meeting ended at 7:53 pm.

TRANSPORTATION COMMITTEE

ANDREW ALBERT AND HOWARD YARUSS, CO-CHAIRPERSONS

February 15, 2017

Meeting called to order at 7:00pm and was adjourned at 9:00 pm.

Present: Andrew Albert, Co-Chair, Howard Yaruss, Co-Chair, Isaac Booker, Ken Coughlin, Marc Glazer, Richard Robbins and Dan Zweig. CB7 Board Member: Mark N. Diller

1. Discussion with NYPD on traffic, safety, and enforcement –

- a. 24th Pct – Captain Burke and Sgt. Semioli - most problematic intersections for crashes have been 96th and Broadway and 96th and West End Ave. – the precinct has found bringing enforcement targeted to the location of recent crashes is effective to generally help reduce the offending vehicular behavior that may have contributed to the crash. Left turn from northbound WEA onto westbound 96th St. has been most problematic. Speeding and failure to yield summonses continue to increase in issuance. Speeding most problematic in PM rush on northbound CPW. Increased enforcement to reduce double parking. Suggestions to 24th Pct included – 96th and WEA - curb extension (rejected by DOT due to loss of parking by school) – island or flexible delineators to guide vehicular turns – officer presence at rush hour to facilitate vehicular and pedestrian sharing of signal as southbound WEA vehicles line up to turn right onto W.96th St. – request for light signal timing at 97th and WEA and 96th and WEA to prevent vehicles speeding to get to the highway in the same signal.
- b. 20th Pct – Captain Holley and Sgt. Montgomery – most problematic intersection is W.81st St and CPW – not enough signal time for westbound vehicles in the transverse to turn left (south) onto Central Park West. Heavy traffic, buses, museum traffic, double parked vehicles on 81st St blocking traffic lanes. Increase in traffic officers up from 3 to 6 officers - data up 40% in pedestrians struck in collisions – data can sometimes be skewed due to a multi-injury collision incident or two – example cited. Motorized cycles (19) have been impounded – but are returned and back on the street after \$500 fine is paid. Suggestions/complaints to 20th Pct included – Are vehicles violating the left turn prohibition from southbound Columbus Ave onto Broadway at Lincoln Center? Complaint from Matthew Sheffler nearly hit by e-bike on way to meeting – a visually impaired attendee complained that bikes do not stop for anyone – every day. DOT says they can send street safety ambassadors to help where these offenses occur. 20th Pct does ongoing e-bike enforcement. Complaint regarding intersection of W 80th St and Amsterdam – failure to yield to pedestrians is problematic there.

2. **Problems concerning placement of Citibike station on 88th St west of WEA** - presented by Dru Carey along with 20 others who came out from the immediate neighborhood for this issue.

Factors Ms. Carey identified as causing this location to be a problem include:

- a. Heavy traffic - W.88th St eastbound is the primary choice for vehicles travelling east from RSD.
- b. The bike rack and delineators extend out 20" farther than the typical parked vehicle on the narrow street.
- c. The bike rack is directly opposite a large building entrance on W 88th St where at this location, and at 4 other large prewar apartment buildings on this block, there are many stops for taxis, ambulances, access-a-ride, and work vehicles.
- d. The bike rack location at the eastbound end of the block with eastbound vehicular travel means that vehicles are trapped when the street is blocked at the far end of the block.

3. Ms. Carey proposed alternate bike rack locations that she believed would alleviate these issues:

Community Board 7/ Manhattan

- a. W. 88th St south side just East of WEA – there is no large building entrance at this location – street less likely to jam up – located at head of block, traffic can see if there is a problem and escape before getting trapped behind it.
- b. W. 89th St north side – just West of WEA – 89th St has much less traffic than 88th St. – also located at the head of the block, so traffic can see and escape from a problem.
- c. Riverside Drive-west side, just North of W 87th St – more room and less traffic than current 88th St location – closer to where most people would use the cycles near the park.

4. An alternative solution was proposed by a CB7 member that perhaps parking could be removed opposite the current W 88th St location to alleviate the traffic jamming.

The committee members will go to look at the current and suggested sites firsthand and encourage DOT to also look seeking a better solution to the current condition. The intent is to relocate or otherwise act to alleviate the problematic situation; not to remove the Citibike station.

5. Newsstand at 1873 Broadway near 62nd St – though reported that the application was to be withdrawn, official action in this regard has not yet been taken. The committee passed a protective disapproval for this application which is without prejudice regarding the desire of the applicant to reapply if desired.

Resolution to disapprove: Committee – 7-0-0-0 Non Committee CB7 – 1-0-0-0

New Business:

Mark Glazer shared some thoughts regarding Street Fairs on the West Side.