

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and Christian Cordova, Co-Chairpersons

September 12, 2018 7:00 PM

Present: Michele Parker, Christian Cordova, Joshua T. Cohen, Paul Fischer, Dough Keiman, Andrew Rigie, Tinia Pina, Seema and Linda Alexander.

Start Time: 7:04 pm

- 1. 430 Amsterdam Avenue – Jakes Dilemma Mitch Banchik (mitchbanchik@gmail.com).** Authorization application approved by board roughly 6 months ago. They went passed deadline. This is a reapproval for license for 1st floor in the back of the building. Built according to the plan that was originally approved. Exception is bar length is shorter than original (12 ft.). Public notice was properly posted. Requested to post notice in window prior to Full Board October meeting. **Vote Count: 8-0-1-0 Passes**
- 2. 359 Columbus Avenue – 8th Hill– (SLA new 2-year liquor license) – Kevork Adanas (George@adonislaw.com) and Semi Feyzioglu (semi.feyzioglu@8thhillnyc.com) and Taniyel Cigercioglu (danny@8thhillnyc.com).** Started construction roughly 2-3 months ago. This venue has a mezzanine, ground floor and a kitchen. Tables: 145 chairs (inside), 76 (outside). They will restart process for liquor license given that the current process has expired. They already secured all of the color codes from DoD and approvals from LPC. They will do their own bike deliveries. Request: pictures of bikes and biker vests. Bikes will be kept downstairs. Final menu is currently being worked on. They did post their notice. Hours of Op. 11 am until 1 am. **Vote Count: 9-0-0 Passes**
- 3. 377 Amsterdam Avenue - Tacos Los Vaqueros – Ben Sevinski (ben@brpclaw.com).** This space is former Sugar & Plum space. They did post a public notice (able to show photo evidence of the revised notice post). 136 table seats, 1 standup bar. They are going for locally sourced ingredients for high quality cuisine at affordable prices. Hours of Op. 11 am – 2 pm. Only recorded background music, no dj/live music. They will return for a sidewalk café in the near future. They make all of their own tortillas in house and sell wholesale to WholeFoods. They also make juices in-house. They currently have 6 locations in New York. Partners have always been known to be actively engaged within their communities. They are looking to open by the end of this year, early next year. Will do delivery via Relay. **Vote Count: 9-0-0**
- 4. 320 Columbus Avenue – Miznon UWS LLC –** No one is present. Public notice is not posted. **Vote Count – 8-0-1-0** Community Board 7 Disapproves.
- 5. 269 Columbus Avenue – Fish 269 LLC –** Hours will be the same as AG Kitchen. Delivery they are using Relay's service. Method of operation – no paperwork was submitted (missing hours of operations). Contact will email their 'method of operation'. Hours: Lunch opening up at 11 am, close 4-5 pm for dinner, closing at 10 pm. Will stay open until 11 pm M-T and F,S until 12 am. 'Bill Rupert's Bar' is more concentrated on finer dining, which creates a new concept. Their happy hour is food (e.g. oysters). **Vote Count: 9-0-0-0 Passes**
- 6. 452 Amsterdam Avenue – Senn Thai Comfort Food –** Michael Kelly (kellymlk136@gmail.com). They are using 8 feet of a 20 foot sidewalk. They've had a sidewalk café for 2 years and have been open for 4 years. Their latest hour is 10:30 pm on weekends and 10:00 pm on Sundays. **Vote Count: 9-0-0-0 Passes**
- 7. 1900 Broadway – Not present – Bar Bolud -** There was a mix-up with posting the public notice. They are getting the postings and will have it posted. There will be a pre-meeting for them on October 2nd. We will receive

their application (10/02) before the full board meeting. Applicant did not receive information, pre-meeting scheduled on 10/02.

8. 2740 Broadway – Silvermoon Bakery – 15 tables, 30 seats, been there 10 years plus. They used to have the wrap around. They only have chairs on Broadway now. They close at 8 pm. Their big issues involved the wrap around. They do not deliver, no credit card minimums. **VOTE COUNT: 9-0-0-0 Passes**

9. (originally item #4 on agenda) 2791 Broadway – Represented by Michael Kelly (kellymlk136@gmail.com)
Corporate name is 2791 Broadway Restaurant Group LLC – Current operator has an on premise liquor license. Full service restaurant specializing in pizza, enclosed café (max of 15 tables with 52 seats), bar has 6 seats, hours of operations 11 am – midnight (M-W), 10 am – 1 am on Friday, 10-midnight on Sunday. Operator is also owner of another location also with an on-premise liquor license and a fellow owner of Uncle Tony's Pizza. The other owners involved have over 36 years of experience in NYC and Long Island. Deliveries done by their own, and will be able to show. **Vote Count: 9-0-0-0 Vote Passes**

10. 2672 Broadway - Mexican Festival – Represented by Michael Kelly (kellymlk136@gmail.com) – This is a wrap around café that goes onto the street. There are two sections. When was this structure built? Mike was advised to place the "A" on the sign (fix positioning?). Request: a resolution from the company to present to the board. Delivery via third party delivery service. Ownership that took over in 2013. **Vote Count: 9-0-0-0 Vote Passes.**

11. 417 Amsterdam – (Not Present) – They had no public postings. They've been operating without their license. They are currently operating an unlicensed café. DCA will most likely impose a heavy fine, as a result. **Vote Count: 9-0-0-0 Vote to disapprove application.**

12. 240 Columbus Avenue – Tallulah - Represented by Michael Kelly (kellymlk136@gmail.com) – They've been operating there since 2011 and decided to do their own renewal last time. Due to lack of follow-up it was denied and this is a renewal. Café Tallulah, LLC is the entity name. Greg Hunt is an existing owner. Tom Valente is a partner. They use Seamless for deliveries. Greg has lived in the neighborhood for a long time, kids attend school in the UWS. They've operated there since 1972 (the original Victor's Café). **Vote Count: 9-0-0-0 Passes**

Community Board 7/Manhattan's Full Board met on Tuesday, September 4, 2018, at Fordham University in the district. Chair Roberta Semer called the meeting to order at 6:40 pm after the Secretary confirmed the existence of a quorum.

Minutes from the previous Full Board meeting were **approved**.

Vote: 38-0-0-0

Chair's Report: Roberta Semer

1. Cathedral Parkway Station at 110th Street Subway opened. Within a year, they would like to put an elevator in if money.
2. Broadway Taskforce: Park in the Day- DOT will approved four parking spots on Broadway. Set up from 9/21 11-1pm, 1-6pm programs. Passing around a volunteer sign up sheet.
3. Charter Revision Taskforce: Mayor's revision for land use and role of CB
4. Super Tall meeting regularly
5. 9:30 on MMN first of the tv shows on community boards. Second show is next month. Third one with Page, Richard and Roberta about land use.
6. Rich Robbins took over data taskforce look with police to review numbers and to learn more patterns from the data
7. Succession- 9/29- NYCHA forum
8. October 2- meeting will 6-6:45pm education mtg on mayor's revisions, 7 public, 8am is business session

Nomination of Board Officers for 2018-2019 Joshua Cohen, Chairperson, Elections Committee

- nominations for the chair- Michelle Parker- accepted, Roberta Schmer-accept
- VP- Andrew Rigie, accept, Amy Hyman-accept, Polly Spain- accept, Audrey laascs- accepted
- SEC- Lolita Ferrin- accepted, Sarah Lind- accept
- Two weeks to submit written statements- voting on 10/2 at 8pm

Community Session:

Chris Giodarno from 65 and 66 Street Block Association: met with Depart of City Planning- supertall building- talked about the agreement- zoning law mergers- FDNY is not being communicated with about these voids.

Ryou Dubois from NYC Commission on Human Rights- Anti discrimination law- stop harassment act- effective this Thursday. Post notice in places of business

Arielle Dumornay and Melissa Diaz from AMNH- go to the website to explore all the happenings at the museum this fall. We have adult sleepovers and many more exciting programs for the whole family.

Page Crowley- Landmark West Chair- Holy Trinity Church 6:30pm 65th and CPW will be presenting on super tall after voting

Samuel Bartels from Ryan Health- Diabetes Nurses and Providers- check it out. Grant 300,000 brought a mobile medical unit.

Cheryl Daly and Ginya Curren from West 67th Street- took over the spaces for ABC Press on 66th.

Question: S. Schwartz: How has this changed from previously? Answer: Happened one Friday night- generator parked in three spaces- NYP do not have plates.

Community Board 7/ Manhattan

Question: E. Sheffer: NYP on 67th street now added these spots to them Designated by DOT

Dan Cohen: Mt Sinai- Advisory Board- closing of birthing center- explore with further review and register rejections.

Question: Are they replacing the birth center? Answer: A. laascs: no more unique unit but services will be available in the hospital

Devin Milberg from 3z Compost: Compost in the area- more accessible- 1 train at 86th and 79- 7am-10am- \$1- fee for drop off- 1000 gallons of compost. Sell sticker and put it on the bag to drop off and be taken away Compost dropped off to facilities in NY. What should be included: vegetables anything but fat, meat, and dairy. www.3zcompost.weebly.com, 3zcompost@gmail.com

Jennifer Zarr from St. Agnes: Saturday, September 22 at 11am- Community Conversation: A World in Transition

Holly Rothkopf from Save Central Park NYC- please support comments on item 2 and write testimony to address height limits

Peter Arndtsjen from Columbus Amsterdam BID- Bloomingdales Family Days on Sunday, September 16 and 23 from 11am-3pm;

Deborah from 303 West 66th Street- Silverstein Properties for the ABC sites- 5 year lease on buildings on Columbus Ave- 2 years on West End properties. Understand the process- confused- trying to be proactive- news on Larry Silverstein- do we know what he is going to do on properties- trying to stay on top of it.

Manhattan Borough President's Report-

Lucille-

Diana Howard has left the office. Looking to hire a new liaison. Contact if you need anything.

- Charter Revision Commission to begin public hearings. Manhattan hearing is on September 27th at 6pm. Location to be announced.
- Mayor's Charter Revision Commission proposes drastic changes to Community Boards. Proposal will weaken community boards by instituting term limits for community board members and shifting community board support services to a new "Civic Engagement Commission".
- National Grandparents' Day: September 9 2-6pm National Black Theatre, 2031 Fifth Ave (at 125th Street)
- African American Day Parade: September 14 6-8pm The Schomburg Center for Research in Black Culture

Reports by Elected Officials:

Linda Rosenthal, New York State:

- Aldo- went to law school- Katelyn new person.
- Bill to ban the deceptive practice of patient brokering became law. As NYS continues to address the opioid epidemic, patient brokers are snake oil salespeople who market addiction treatment programs in

Community Board 7/ Manhattan

exchange for a kickback from the provider, typically with little regard for what treatment model might best suit a patient.

- No Pet Left Behind bill has become law, which will ensure that no pet gets locked inside when the caretaker gets evicted. The law will now require a marshal who executes an eviction order to check the premises for companion animal and to coordinate with the person cannot be found, then the marshal would be required to connect the animal with the local municipal animal shelter or society for the prevention of cruelty.
- Free Flu Shot Day with Mount Sinai Hospital on Wednesday, October 24th from 10:30-1:30pm at 230 West 72nd Street Suite 2F

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

- Bringing back speed cameras. NYC will reinstate the speed camera enforcement program and protect students from reckless drivers.
- State Primary Election is on Thursday, September 13. Polls are open from 6am-9pm.
- Funding our Public Schools: providing significant funding to our local schools this year.
- A Town Hall Event by District 3 Community Education Council on September 26th from 6:30-7:30pm at PS 163. Chancellor Richard A Carranza will be there.

Questions:

Richard: Is there a limit to how many cameras can be placed?

A: 290 passed by the assembly

Audrey: Next Step to the Sexual Harassment discussions is inappropriate relationships between a person in power or authority with someone that reports to that person.

A: included in the law

Mark: CB 8 gave testimony on the role of city council on certain land use issues.

A: Campaign finance reform- that piece does not seem to be going anywhere

Ken: What can be done with all the helicopters?

A: Private chartered pass over the UWS and then the tourist (79th and back down). This is not a meaningful industry in NYC. It is not critical to tourism of the city. Opposed based on noise and pollution. Federal issue that congress has tried to address for years- city council- found a way to stop the copters based on noise but we would need a majority in the city council to pass. No control over Hampton traffic.

Brad Hoyman, State Senate:

- New leadership in January will make the speed camera law universal and passed.
- Borough President- praise for her comments on charter revision- need them for institutional education and knowledge. Oppose laws to term limit community board.
- Family resource guides- useful to parents for access to services.
- L. Rosenthal- Child's Victim Act-hopeful in January for new leadership- go vote

Police Captain-

- Request to add School Crossing Guard- department did not hire anyone- Linda got a person and will be there tomorrow.

- H. Rosenthal- walk through of Amsterdam Houses- camera software was not working- corridors with no lights- things were fixed immediately- top official there for the walk
- Crimes are going down- 5% for the year- 39% in crime for the last 28th days
- Vespa- stole all the time- Bronx kids go joy riding
- Construction Sites- bugler at them this month
- Women walking alone- good photos of the people
- Crime Intervention Hotline- up and please get word out
- Do not pay with a gift card
- Do not put a check in the mailbox- identification
- Traffic- 8/10- incident with tourist- taxi crossed the bike lane and the biker went into the back of the construction truck and hit her head- driver of the truck was DWI- summons on CPW-
- NCO is up and running
- 9/28- Community Council meeting
- Duane Reade- 3 of 6 put in security guards- 3-11pm. When those guards are there, went down by 75%. DR saw data and they did not do anything

Reports by Elected Officials' Representatives: One minute remarks)

Laurie Hardjocuirgo, Office of Council Speaker Corey Johnson (3rd District):

Electives requested a mtg with city planning commission

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

Newsletter coming out tomorrow or this week

Thursday at the library and Senior Center

Emergency Preparedness Event call for more information

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

Unveiling of Little DR 9/7 at La Plaza

Alex Miletic, Office of Assembly Member Dick Gottfried:

NEW York Health Act- concluded that a single payer system can be beneficial for all

New Plaza Cinema- movies at Sympany Place

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

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

B. Benjamin-

- Public Sector Union to collect dues
- Hold federal government responsible for holding children in new York
- September is National Preparation Month

Business Session:

Community Board 7/ Manhattan

Preliminary NYC Charter Revision Task Force, Roberta Semer

1. Letter re the Mayor's Charter Revision Commission's proposed changes.
 - 1) Mayor's coming out this week- Gail is concerned about term limits (4 years of 2 years) and about technological assistance to Community Boards
 - 2) All community boards were asked to create a letter
 - a. What was the process of constructing the letter: A: Richard Asche, Roberta with the Borough's office.
 - b. Andrew Albert: Brooklyn Borough is for term limits and not on the letter.
 - c. Klari- Add Parks to the letter- accepted as a friendly amendment
 - d. Shelly- term limits can be taken care of by nomination process
 - e. Jay. Adolf: Mayor has put forth of this idea of term limits- City Council is stating hearings and we will be able to testify- do not have the formal proposal/amendment- cannot not serve more than four consecutive terms unless you go off for three years
 - f. Catherine- more persuasive without the third paragraph- statements are easy to challenge- propose deleting
 - g. Rich- Borough Presidents to look at all applications and ensure that current and new are here for right reason- could add to the letter as a friendly amendment.
 - h. Keep third paragraph but frame better.

Approved by a Vote: 36-1-6-0

Land Use Committee, Richard Asche and Page Cowley, Co-Chairpersons

Resolutions Re:

2. Super-tall buildings.

Richard Asche: Representatives from 65/64th Residents Meet with City Planning- they will not change zoning- Klari- Friendly Amendment- "we are alarmed"

M. Parker- building heights- who determines the heights and who will enforce- no staff to re-survey the site to change that- in development business and not architecture- no plan for NYC- when challenging the problem is that no one can enforce City Planning and no one wants to say no growth. Height would be based on community and what works for that site. There are height limits in some areas

Louisa Croddock- go with specific ideas to best address- contextual zoning is height limits- special permit for building above that- specific areas- ideas- and challenges. A: LWI bullet every ideas to areas- could have stopped at the Building Department- they could have stopped this if they had the knowledge City Planning is immobilized- they want to deal with is. Mixed zones within communities- city does not look at the zones and they look at developers and what they will bring to the neighborhood. Add 1) height of floor to floor 2) voids, and 3) economical . Can be regulated

Mark: this will not be last time we are talking about this.

J. Adolf: support resolution- two resolutions to the issue- specified height- get permits- who would grant those permits? No standards for granting the permit- give me an example. Special Permit Processing Zoning Resolution- had to come to CB and then City Planning for their desires.

Approved resolution by a VOTE of:

33-0-1-0

3. **21 West End Avenue, d/b/a Central Rock Gym** (West 61st Street.) Application #2018-102-BZ to the Board of Standards and Appeals for a special permit to allow a Physical Culture and Health Establishment for the operation of a rock climbing gym to be located on a portion of the first and cellar level.

Approved resolution by a VOTE of:

36-0-0-0

Preservation Committee, Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

242 West 76th Street (Broadway – West End Avenue.) Application #LPC-19-22433 to the Landmarks Preservation Commission for a new rooftop AC equipment.

Approved resolution by a VOTE of:

31-0-0-0

2309 Broadway, d/b/a Maison Pickle (West 83rd – 84th Streets.) Application to the Landmarks Preservation Commission for new storefront and signage.

Page: That grid does not fit the context of the building- create a vertical rather than an individual statement- get them to keep sign but a more vertical front.

J. Markas: agree with Page does not seem right for context

Klari: by having this open doors that creates a pollution due to increase in AC and gas that is used to support machine- oppose.

Linda: no problem with what currently exists

Michelle Parker- support- oil for AC units- should be part of the conversation with supertalls

Mark: it was too vertical and it was appropriate in context especially when open.

Approved resolution by a VOTE of:

28-4-4-0

271 Central Park West (West 87th Street.) Application to the Landmarks Preservation Commission for two roof-level bulkheads for mechanical purposes.

Approved resolution by a VOTE of:

37-0-0-0

325 West 93rd Street (Riverside Drive.) Application to the Landmarks Preservation Commission for a Canvas canopy at main entrance, painted steel window bars over ground floor windows facing West 93rd Street and handrail at steps either side of the main entrance.

Approved resolution by a VOTE of:

37-0-0-0

BCI Committee:

Enclosed Cafes:

Department of Consumer Affairs- gives applications approval

CB approves the application presented before the committee.

The meeting was **adjourned** at 9:09 pm.

Present: Roberta Semer, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Isaac Booker, Steven Brown, Elizabeth Caputo, Cindy Cardinal, Joshua T. Cohen, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Catherine DeLazzero, Mark Diller, Lolita Ferrin, Sheldon Fine, Amy L. Hyman, Madelyn Innocent, Audrey Isaacs, Doug Kleiman, Blanche E. Lawton, Sara Lind, Jennifer Markas, Ira Mitchneck, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Tinia Pina, Seema Reddy, Richard Robbins, Madge Rosenberg, Melissa K. Rosenberg, Peter Samton, Susan Schwartz, Ethel Sheffer, Polly Spain, Howard Yaruss

HEALTH & HUMAN SERVICES COMMITTEE MEETING MINUTES

Catherine DeLazzero and Madge Rosenberg, Co-Chairpersons

September 25, 2018; 7 p.m.

Committee members present: Catherine DeLazzero, Audrey Isaacs, Madge Rosenberg, Katie Rossman

Board members: Mark Diller, Michele Parker

The meeting was called to order at 7 p.m. by the Co-Chairs.

NEW YORK CITY HUMAN RIGHTS COMMISSION

Ryan DuBois NYCCHR 212 416 0284 rdubois@cchr.nyc.gov

His responsibility is outreach and education.

The HRC enforces anti-discrimination protections in NYC. It provides resources for people of Protected Classes, as listed in NYC Human Rights Law, who experience discrimination.

The Law Enforcement Bureau gives free legal help to people who experience discrimination.

The Commission is solution oriented: get job back, get housing, sometimes secure cash settlements or accessibility rather than file lawsuits.

The Commission creates precedents to block further discrimination.

The Office of Mediation and Conflict Resolution writes legal agreements of resolution of conflicts.

Carmelyn Malalis is the chairperson and has ultimate authority to deviate from what is recommended.

NYCCHR offers free consultation with an attorney.

All NYC government agencies are in their jurisdiction, but not state or fed agencies.

The NYCCHR works with other city agencies to be sure they are delivering services equally.

The agency uses testers, actors who go in to see how they are treated, if they get better or worse treatment than complainant.

The Info Line takes the initial call, with translators in most languages available. If people are asked to make complaints, they need as much documentation as possible. It is best to keep a journal about the problem.

Language learners are a Protected Class. Discrimination by race, gender, age, disability, legal status is illegal.

Areas covered by NYCCHR:

1. Employment - hiring, firing, working conditions

Criminal background - cannot ask about records or arrests until point of conditional offer is made. Prospective employee must give consent to background check.

The applicant has three business days to appeal, during which time employer cannot hire another person.

Credit scores cannot be considered unless pertinent to job, i.e., banking.

Gender based harassment can be prosecuted.

2. Housing - application, eviction

No one can be refused because he receives rental assistance such as Section 8.

There is a violation If there is a disparate impact - one group is being disproportionately affected.

There should be no discrimination against undocumented tenants.

With illegal eviction, tenant will be reinstated in apartment or receive cash settlement.

Training is offered to landlords to know their obligations.

Seniors and disabled must have access.

3. Discriminatory harassment

Violence or threat of violence is illegal.

Bad or discriminatory language relates to 1st amendment rights.

Language is not a crime unless it makes a person feel threatened.

4. Public accommodation - any place open to the public offering a service may not deny access or receiving of public services.

Schools cannot force someone to transfer. It is denial of services.

This is sometimes used to try to keep up test scores in school.

5. Bias based profiling by law enforcement - NYPD. Enforcement is not strong.

Civilian Complaint Review Board has stronger response because it provides cash settlements, therefore, it has more complaints.

Because of limited resources and number of attorneys, NYCCHR strives for settlements and relieving institutional bias.

Michele Parker: There is Taxi & Limo Commission bias on part of inspectors.

Fire inspectors have enforcement capabilities and can overstep boundaries.

QUESTIONS

1. Catherine: Do youth leaving Rikers have information on their rights?

NYCCHR has presence at Rikers to help re-entry. School District 79 is for students coming out of jail or in jail or in GED for addicts, transfer centers, kids residential detention. They need their rights protected.

2. Would a gender based violence case go to NYCCHR?

It will go to NYPD, then Commission will investigate discrimination.

3. Audrey: When the DOS gives students lecture on appropriate sexual (social)

behavior, should they give the "permission approach," asking for consent at each step of the relationship?

TO FILE A COMPLAINT

Call Commission during business hours. You can be anonymous or identify yourself.

Talk to person or leave message. Report why have you been treated in a

discriminatory way? You will receive call back in a week. Info Line will tell caller if

there is discrimination. If there is, you will meet with an attorney in six weeks. If

attorney takes the case, it will take six months to two years. They encourage you to

avoid litigation, use mediation process.

SEXUAL VIOLENCE

Katie AND Catherine began research on sexual violence:

Rape Kits in the city are being tested. They provide a unique DNA database which helps find serial perpetrators.

DA's office - Child Victims Act extends statute of limitations for civil and criminal cases. There will be a one year window when anyone who has aged out can come forward and start a claim. Several groups and organizations oppose CVA.

Dept. of Investigation of NYPD is understaffed and detectives are undertrained, and prioritize stranger rape. They need modern case management system & increased staff, but bills for support have not passed. NYPD refutes claims. Little has changed.

DA is trying to change law so that so that being under the influence alcohol doesn't make rape consensual. Increase in number of reports and successful convictions since before Me Too.

At least 5 more interviews to come.

Mark - have community wide forum on sexual violence.

Catherine and Katie: There are different standards for consent in college campus complaints and law enforcement complaints.

October meeting will be about CAB's and community involvement in supportive housing.

HOUSING COMMITTEE MEETING MINUTES

Louisa Craddock and Melissa Rosenberg, Co-Chairs

September 6, 2018

Present: Robert Espier (RE), Ira Mitchneck (IM), Lolita Ferrin (MI), Melissa Rosenberg (MR). **Non-Committee Members Chair:** Roberta Semer (RS). **Board Member:** Mark Diller (MD).

Meeting was called to order at 7:03 p.m.

Item 1. NYCHA Update – Succession Forum.

- Roberta Semer provided an update in Madelyn Innocent's absence:
 - o The NYCHA taskforce is still trying to secure attorneys for the September 29th event.
 - o If not enough attorneys can be secured, then the event will be postponed.
 - o Larry Wood offered suggestion for additional attorneys to contact.

Item 2. Update from Larry Wood, Director of Organizing, Goddard Riverside.

- Background
 - o Goddard Riverside Law Project began as the SRO Law Project in 1981
 - o Served multiple SRO sites throughout the UWS when SRO residents were being forced out of affordable SRO units.
 - o Currently, Goddard is a part of the Manhattan Outreach Consortium (MOC) for homeless individuals.
 - o Goddard runs transitional housing and two permanent supportive housing residences in CB7.
 - o Now, very involved in tenant organizing around rent laws.
- Affordable housing and Goddard basics
 - o 1.1 million rent-stabilized units in NYC, far more than NYCHA (200k) or rent controlled
 - o Goddard does general outreach and door-knocking with info for rent-stabilized tenants
 - o Office at 109th street at Barnard
 - o People can come for tenant assistance
 - Basic questions – see organizers
 - Legal issues- speak with attorneys
- Goddard is a member of multiple coalitions
 - o ANHD Coalition Against Tenant Harassment (CATHnyc)
 - o R3 and Alliance for Tenant Power: focused on strengthening rent stabilization law (RSL)
 - RSL sunsets next year- elections will greatly affect prospects for strengthening RSL
 - o Upstate-Downstate Alliance: coalition with homeless advocates
 - o RJC: focuses on Rent Guidelines Board (RGB)
 - o Coalition Against Illegal Hotels: Airbnb and illegal SRO conversions
 - o Right to Counsel Coalition (RTC) – resulted in RTC legislation last year
 - o STS: focused on lax DOB monitoring of construction in existing buildings
 - Linked to tenant harassment
 - Legislation passed last year focused on DOB response
- RTC Campaign and Legislation
 - o Despite the name, this is actually a means-tested benefit (based on income)
 - o Since income threshold is so low, the City has been fairly flexible in bending the limit, as they may otherwise not have enough clients

- Citywide: went from 200 to 600 lawyers in the last year
- New zip codes that qualify will be announced each year
- If tenant is sued, they go to housing court where housing court clerk will screen for qualifying zip code
 - Even if above income threshold, all should still get consultation with attorney
 - This is still being ironed out
- Tenants should seek lawyers who only represent tenants, not those with landlords on their client lists
 - List available at http://metcouncilonhousing.org/help_and_answers/finding_a_lawyer
- Goddard received a grant from Robin Hood Foundation to do outreach and education on RTC
- Next rollout is likely in Inwood, due to rezoning, and maybe LES
- NYCHA residents in qualifying zip codes are also covered under RTC
- Upcoming affordable housing issues
 - RSL laws are up for renewal next year
 - Major Capital Improvements increase: reform to make increases temporary
 - Preferential rents: change to former state where preferential rent can only be raised to legal rent could only be raised when tenant leaves
 - End vacancy decontrol
 - Also some smaller bills on rent control
- Committee/community discussion and suggestions:
 - MD: Who should MCB7 advocate to receive more funding for real time enforcement of construction permit violations at OMB hearings?
 - LW: DOB should be receiving more staff

Item 3. Other updates and planning for coming months:

- MR provided an update on the 421-a forum that will be held in October:
 - Speaker will be a Deputy Director at NYC IBO
 - RS will help to advertise to full Board and community

The meeting was adjourned at 8:05 p.m.

Land Use Committee Meeting Minutes

Richard Asche and Page Cowley, co-chairs

September 26, 2018

Present Land Members: Richard Asche, co-chair, Page Cowley, co chair, Louisa Craddock, Jeannette Rausch, Seema Reddy, Andrew Rigie, Peter Samton and Ethel Sheffer.

Absent Land Use members: Sheldon Fine

Other Board Members present: Melissa Rosenberg (co-chair Housing Committee)

Page Cowley opened the meeting and introduced two guests, Nabeela Malik from the Department of City Planning (DCP) who is our community liaison to this agency and Lizette Chaparro Urban Planner for our Community Board (and Board 4 &5) from Manhattan Borough President's Office.

After the introductions, Ethel Sheffer opened the meeting by relaying information regarding a Columbia University's Graduate School of Architecture, Planning and Preservation studio course offering that Ethel will be teaching in the Spring of 2019. The subject is a study of the Supertalls and the studio will focus on tall buildings with the Manhattan Borough President serving as "the client" for the purposes of the study and design outcomes. This course will also be taught by a visiting professor from Canada.

The Agenda for the evening was the Supertalls. Richard Asche began the discussion city the voids as one of many issues with the features that are now being included in the Supertalls that do not add any amenity for the neighborhood or occupant, only excessive height. This is a priority topic for CB7 having several projects in construction or design/approval in progress. Several of the Upper West Side projects were discussed:

200 Amsterdam:

An SJP Properties and Mitsui Fudosan American Development, that will be 668 feet tall, 51 stories was unusual in that the height was derived from a lot assemblage consisting of pathways and access points on the block that are/ were part of this lot. One of the key issues that were presented in the challenge was the "gerrymandered lot assemblage," and the interpretation of tax lot and zoning lot, among other details and facts that needed to be verified. The architectural firm for the tower design is Elkus Manfredi Architects with interiors by Cetra Ruddy Architects.

This project was in construction with the demolition at the time the DOB Zoning Challenge (the Challenge) was presented. Olive Freud and her Committee for Environmentally Sound Development (CESD) funded the Challenge. The Municipal Arts Society (MAS) made contributions toward the legal fees for the challenge. George Janes prepared the zoning analysis, text and accompanying diagrams. The Challenge was filed by assistance of Richard Emery of Emery Celli Brinckerhoff & Abady LLP. As of the date of this meeting, Page Cowley reported that CSED will be proceeding to an Article 78 and is undertaking a community awareness event and fundraising campaign. MAS will continue to be a funding partner for CSED as they have offered a \$1 to \$1 match to assist with legal fees.

36 West 66th Street (aka 50 West 66th Street):

Extell & Megalith Capital Management developers that will be 775 feet tall comprising 52 floors, designed by Snohetta of Norway, with Executive Architects, SLCE Architects, based in New York.

The primary issue is the use of a tall mechanical floor listed on the ZD1 filing with the Department of Buildings as being 151 feet tall with an additional mechanical floor of 50 feet higher up on the tower. This project does not reveal the mechanical space on the exterior façade, unlike other Supertall buildings proposed or in construction elsewhere in Manhattan. The exterior cladding relating to the mechanical space that serves to jack up the height as the façade looks like a cohesive residential façade. Here form and appearance do not follow function.

Additionally there is concern about the merger or no merger of the two zoning lots being R-8 and a C4-7, which has an R-10 equivalent, and how the floor area was apportioned and calculated.

This project did have an affordable housing component that was shifter from a former Extell site (now the new Collegiate School on West End Avenue in Riverside Center) but this was shifted again to a site in Harlem. Page also updated previous information assumed about this site that the Extell project does not have a community facility bonus as was previously thought, as the synagogue is part of the commercial space of the project.

Landmark West! retained George Janes to undertake the DOB Zoning Challenge, which was filed on September 9th. A Public Presentation at the Trinity Lutheran Church was held on the 13th to inform the public. This was well attended and Council Member Rosenthal and Borough President Gale Brewer were there as well. The DOB has 75 days to respond to the challenge, but Landmark West! heard a only few days after the submission that it was received and that the DOB is reviewing our zoning concerns.

ABC Columbus Avenue Campus at Columbus Avenue between 66th and 67th Streets & their West End Campus at West End Avenue between 66th to 64th street.

The West End Avenue site is currently a television studio at 320 West 66th Street and 121 West End Avenue that includes two contiguous lots that reach to 64th Street. This West End Campus is +- 4 acre site)

ABC sold their consolidated headwaters at the Columbus Avenue campus that houses its headquarters to Silverstein Properties. ABC will move to a new facility at 4 Hudson Square in five years.

Landmark West! is also studying both of these sites as it is unlikely that the Columbus Campus will be re-purposed for residential owing to the predominance of television studios and other specialized broadcasting areas. The concern and irony is that two very tall buildings could be erected on either site “over-shadowing 200 Amsterdam and/or 36 West 66th street. This pair of additional evaluations will be ready in draft format by the end of October

Richard led the discussion suggesting that City Planning look as these loopholes and work with the Community for support to write text amendments and work with the community boards and all currently engaged civic and non-profit neighborhood groups to weigh in and support City Planning staff to make this happen soonest. Lizette offered that the Manhattan Borough President’s Office is working with other electeds to pressure City Planning Department (DCP) to honor their commitment to eliminate the mechanical voids or create compliant text that will codify the circumstances where this type of cavity would be permitted, perhaps including the area of the space as part of the floor area calculations when the mechanical space is not at the bottom or the top of a structure where this type of building equipment was/is located in most buildings.

Andrew Rigie added that the efforts thus far, to go to the expense and time of making a DOB Zoning Challenge was not working. Isn’t an injunction the way to start out or some other legal action that would hold-up the project until it was fully veted. Page commented that the first step is to exhaust all know procedures and

remedies, and the preparation and submission of a Zoning Challenge is the first step. Once this process is exhausted then it moves to an Article 78 Proceeding that appeals and agency decision.

Louisa was concerned that the time that officials have taken to react to even the void/mechanical floors issue was indeed a long process. The time frame that DCP is working towards a solution is “ by the end of the year.” Ethel offered that certain professionals and consultants have been asked to offer opinions. Nabeela commented that there are other concerns, but DCP is working first on the mechanical voids.

The other aspect of the Supertalls that need to be addressed, as Richard stated, was the issue of zoning lot mergers. This is a matter of interpretation of zoning lot vs. tax lot that is still not resolved if you read the response and approval given by the BSA regarding 200 Amsterdam Avenue.

The discussion then turned to how clarification could be written into the zoning regulations and building regulations, that if a Supertall is proposed over a certain pre-determined height, that the project can file for a Special Permit.

On the UWS, in R10A where there are contextual zoning areas, the typical height is about 225 feet. The idea is that if additional R10A zones were created, this would create a base line height. The height would need to vary respecting each characteristic of differing city wide existing building heights. This gives the Community(s) most affected to evaluate the appropriateness/suitability and impact on all aspects of a neighborhood including but not limited to: shadows, infrastructure, traffic, health concerns and property values of lower buildings that are adjacent or on the same block as the proposed development.

There is also the opportunity of turning to the sustainable and green regulations that have not even been considered. It is assumed that these Supertalls are not environmentally friendly given the amount of energy it takes to pump water and heat up the building, the heating and cooling required for the residences tall floor to ceiling heights, and maintenance of a high-pressure water, sewer and air systems. This is in addition to the fire and life safety aspects for search and rescue in the event of fire/smoke evacuation or rescue with the excessively tall mechanical spaces.

Other important factors were also stated, most importantly is that these buildings cater to a perhaps international and non-resident owner that would contribute nothing to the neighborhood in terms of supporting local goods and services as well as serving a luxury class of owner with no affordable housing, which has been completely forgotten by the Mayor that pushed so hard for affordable housing to be mandatory under other circumstances, but not for replacement new Supertall developments.

Peter Samton offered the irreparable harm to adjacent parks and open space, particularly Central Park, which is a special circumstance and the entirety of the neighborhoods surrounding the park are impacted when there is no sun. He also mentioned problems relating to wind and creation of barren areas, not only at the base of buildings but within the park itself. He suggested that the Central Park Conservancy and even the NYC Parks Department be consulted.

Jeanette questioned the method that DCP might use...probably involving a ULURP process which would take a year or so or more, and the time for planning staff to study an area and make new limits / regulations. This also involves the coordination with the Department of Buildings as well.

Page commented that in her recent meetings with CM Rosenthal and the Borough President's Office regarding the Extell project that there is a consensus among the numerous civic and preservation groups, that this is a

City-wide issue. The problem is getting DCP and the DOB to react and respond given that the rationale has been that the current zoning resolution takes time and staff to re-map for changing zoning or text amendments that they do not have any allocation for. Recognizing that the DOB is the first agency for initial review and consent for zoning and egress, it is clear that there is no clear understanding of what is being presented here to the plan examiner, as on the face of it, the applications appear complete and compliant. There is no way that this type of architecture or engineering fits the typical application. There also needs to be a comprehensive review of the implications of what the DOB reviews as part of their initial approval, which approves projects in a sequential filing process to get the project in construction as quickly as possible.

Page also added that there is no reference to any of the initiatives towards sustainability and energy efficiency as presented in PlaNYC.

The Mayor's Office of Sustainability should also review these projects regarding the NYC Energy Conservation Code (NYCECC) and Local Law 5 of 2010 enacted to Streamline Approvals For Environmentally Beneficial Technologies, Design And Construction Materials And Products (approved in March, 2010) and numerous Energy & Carbon Emissions Fundamentals in various Zone Green Text Amendments, NYC Local Law 28 of 2012 (use of solar shades), NYC Local Law 20 of 2011 (solar roof top installations), NYC Local Law 21 of 2011 (solar roof top installations), NYC Local Law 57 of 2010 (enhance water efficiency standards), Reduce Stormwater Runoff from New Developments - NYC Rules, Title 15, Chapter 31 (DEP), and there are many more that would apply to the Supertalls but are avoided.

[**Note to attendees:** This second paragraph above and partial listing of Local Laws was added by the writer in the formation of these minutes and not reported except by generic reference at the meeting].

Other Matters:

In the interim, one positive possibility is to use City funds that each Community Board has been allocated for various expenses/research and new programs. The limit per Community Boards is \$43K, not \$50K as stated at the meeting. The funding cycle runs from July 1 2018 to June 30 2019.

While these funds could be used to fund a study, a correction has been forwarded to the writer that there are other CB7 committees and general Board needs that are also eligible for this funding. If these funds were to be used for a Supertall study and drafting a text amendment in our district, it is a citywide issue. There were also comments regarding coordination with other Manhattan Boards to pool resources to eliminate areas of redundancy in each district, if CB7 were to apply for this funding regarding Land Use.

Going forward Roberta Semer and Penny Ryan need to be involved in this discussion.

There being no further comments, both Nabeela and Lizette were thanked for their time and the meeting was adjourned.

Respectfully submitted by,
Page Cowley, co-chair

Parks & Environment Committee Minutes

Ken Coughlin and Klari Neuwelt, Co-Chairpersons

September 17, 2018

Committee Members Present: Ken Coughlin, Co-chair; Cindy Cardinal' Steven Brown; Nathasha Kazmi; Tinia Pina. Parks & Environment **Committee members absent:** Klari Neuwelt, Co-chair; Jennifer Markas; Jennifer Nitzky; Susan Schwartz. **Non-Committee Board members present:** Mark Diller

The meeting was called to order at 7:01 pm by Co-chair Ken Coughlin.

1. *Presentation by the Public Art Fund about a forthcoming art exhibit at Riverside Park South:*

Presenting for the Public Art Fund were Kelly Honeycutt and Jennifer Lantzas

- The Public Art Funds is an independent nonprofit operating in New York City for more than 40 years with a long-term interest in presenting works around the city for all to engage. The organization prides itself on presenting the work of emerging artists.
- The Fund has commissioned a three-week exhibition of a multimedia work by artist Tony Oursler in Riverside Park South. On view from 7 pm to 10 pm Tuesdays through Sundays from October 10 to October 31, the work, *Tear of the Cloud*, will be projected directly onto the historic West 69th Street Transfer Bridge gantry, the Hudson River, and the surrounding landscape. The projected images will be on a film loop that is a total of seven minutes in length. Visitors will have a different experience depending on where they are positioned within the exhibit.
- The Fund does not require a resolution or vote from this committee, but is simply advising us of the upcoming exhibition.

Questions from committee and community members:

- Will the images projected be appropriate for children? The Fund has seen certain stills but haven't seen the entire reel to be on exhibit. However, the presenters are confident in the art chosen for this exhibit will not contain any controversial content and the Public Art Fund is always conscious of all audiences that would see any particular work.
- Will there be explanatory signage? There will be signage explaining the nature of the work. The exhibit is supposed to be user friendly and a good experience (not a history lesson).
- Will the structures housing the projection equipment be secure? Yes, waterproof and tamperproof enclosures for the equipment will be housed in 4- to 5-foot-high enclosures. These won't impede bike or foot traffic.
- Timeline for installation and exhibition? It will take one day to install, primarily during the evenings, 4-5 days leading up to launch date. The official opening is the evening of 10/09.
- Will the sound be loud enough to be annoying to nearby residents? No. The audio will be quieter than the West Side Highway, and will be localized sound...

2. *Presentation by the Lincoln Square BID, in conjunction with the American Folk Art Museum, for temporary murals to be installed on selected Broadway Mall barriers between 60th and 70th Streets.*

Presenting for the BID – Ralph Memoli:

- For 20 years, the Lincoln Square BID has maintained the street barriers on several Broadway malls. The BID decided to team with the American Folk Art Museum to create murals to decorate the non-street-facing sides of seven barriers between 60th and 70th streets. The mural designs are inspired by the museum's collection of quilts, bed covers and other art pieces.
- The BID started the process by going to the New York City Department of Transportation, but discovered that the barriers fall under the jurisdiction of the Department of Parks and Recreation.
- The museum will ensure that the artists' rights are protected. Volunteers from NY Cares will do the actual installation. They will be creating cardboard stencils and applying them to the barriers.
- Planned launch is the first week of October and the works will remain through September 2019.

Questions:

- Why not make the murals permanent? If the BID were to make them permanent, they would need to be reviewed by the Public Design Commission. After 9-12 months, people no longer notice works such as these and that's when vandalism sets in. Also, permanent collections tend to be less visited -- the "Christo Effect." To make anything permanent is a complicated, multiyear bureaucratic process that is simply not worth it.
- Depending on feedback and press, they'd love to do it again.
- Will there be explanatory signage? Yes, signage will be next to the art referencing the museum and artists.
- What if the murals are damaged or defaced? If there is damage, it will be painted over.

3. *Presentation by District resident Devin Milberg about 3Z Compost, a compost collection and recycling service he has launched on the Upper West Side, starting at two subway stops.*

- Devin Milberg is a local high school student who has started a company offering Upper West Siders a way to recycle food waste. The composting company currently operates two sites at highly trafficked subway stops – the 79th and 86th Street stations on the 1, 2 and 3 lines from 7:30-10:30 am. The service works because it is composting in three easy steps (hence, the name "3Z").
- Users collect their food waste, buy a sticker for \$1 at their site, affix the sticker to the bag and drop it off at one of the two sites. Paper bags are preferable although they also accept plastic bags. The dollar helps cover the cost of a worker to run the sites when Milberg is in school, maintain the composting bins and for pay the carting company, Action Carting, which brings the compost to a farm in New Jersey or a compost processing facility in Queens once a week. .
- There are between six and 12 dropoffs a day and 3Z is collecting slightly more than 64 gallons of food waste every week.
- The service is accepting only vegetarian waste currently.

- The service launched in March 2018 at 79th Street, and the 86th Street location was added in August. The service has been popular among those interested in composting but who haven't had access in their building.
- Milberg is seeking to expand to two or three additional sites. His vision is to have an electronic lock on the bins, allowing anyone with lock's code to drop off food waste at any time
- His company is seeking help from the community board to increase awareness (only word of mouth is fueling growth now) and give advice on licensing street furniture so the sites can be permanent.

Comments/Questions:

- Should advertise service with the web-based neighborhood service Nextdoor. Co-chair Ken Coughlin noted that he has already put Milberg in touch with a reporter with the West Side Rag.
- Regarding licensing, board member Mark Diller said that it's tremendously hard to get a license to add street furniture. He recommended having a sponsor. Diller said that CB7 District Manager Penny Ryan is the person to help navigate DOT's street furniture process. Diller also wondered whether there is a footprint on the sidewalk near the subway entrance that belongs to MTA and not DOT, allowing 3Z to license from the MTA, which likely is easier.

Committee members commended Milberg on amazing initiative in creating this service.

4. District Needs Statement

- An updated draft of the District Needs Statement is still needed. This involves taking last year's draft and eliminating those things that have been funded, or have been supplanted by new items. Most importantly, we need a statement of budget priorities.
- A good starting point is last year's documents both on the narrative and on specific budget priorities.
- Co-chairs Klari Neuwelt and Ken Coughlin typically meet each fall with DPR officials and sort of horse trade what the priorities are, which are feasible, and how much each will cost. Between now and their meeting committee members can submit any new priorities to the co-chairs. One or two of the prioritized projects typically get funded each year. But this is also the list that Borough President Gale Brewer and Council Member Helen Rosenthal refer to when determining what to fund from their discretionary monies.
- Mark Diller advised that the District Needs Statement narrative was due on August 1st, but the drop-dead deadline is the week of the October Steering committee meeting. Theoretically, it all has to be in by November 1st.

New Business:

Community resident Aleya Lehman said she is concerned about the condition of Verdi Square and expressed an interest in helping to restore it.

- Verdi Square, is in terrible condition. It used to be well kept but has deteriorated over the past 6-8 years.
- Partnerships for Parks is the dedicated outreach coordinator.

- Lehman would like to create a 501c3 to restore the park and/or an “It’s my park day”. She’d like to understand the history of the park and obtain feedback from the committee. The areas in most need of TLC are those with roses – these areas are currently not kept clean and have always been highly trafficked
- Kyle Mytelka [in attendance at meeting] is the new outreach coordinator for Partnerships for Parks. He said his group gets involved with parks, locates funding sources, hosts events, and navigates the park bureaucracies.
- Mytelka has been in touch with Lehman and Steve Simon, the Department of Parks and Recreation’s Manhattan Chief of Staff, and will be meeting Wednesday with DPR’s Deputy Commissioner.
- Mark Diller recommended starting a 501c3 organization to get grant funding and money from electeds who use the park for many things (art installations, exhibits, performances, and electoral business meetings). The kiosk Le Pain Quotidien could pitch in, too. Diller also recommended reaching out to the nearby Rutgers Church for assistance, and to structure it as a two-phase project (clean up and beautification/restoration).
- It was recommended that Lehman create a “Friends of” group for Verdi and come up with ideas for spending money. The committee will do its best to get the city to fulfill those goals.

Committee member Cindy Cardinal reported on a meeting she attended that reviewed the now-controversial issue of Jointly Operated Playgrounds (JOPs). These are playgrounds owned by the Department of Education and mainly used by schools but maintained by DPR and used by the community as well. There are 263 JOPs in the city, 35 of which are in Manhattan.

The JOP concept has been in the headlines recently due to plans by the city to redevelop a JOP in East Harlem, the Marx Brothers Playground, into a 68-story residential building with 1,000 apartments. Some reciprocal space would be developed into a replacement playground. Opponents contend that the playground is a park and as such requires the approval of the governor and the state legislature before it can be developed. The city contends that it is playground and no state approval is necessary. A lawsuit has been filed by groups including New Yorkers for Parks and the Trust for Public Land. Their concern is that many people use JOPs as their local parks and that allowing the Marx Brothers Playground to be developed as a playground puts all other JOPs in the city at risk of development, setting a terrible precedent.

There are JOPs in our district, an example being the Bloomingdale Playground. Mark Diller noted that there’s an overlap with CB7’s Youth, Education and Libraries committee on this issue. Given that we have a fair number of JOPs in the district, committee members wondered whether we should potentially create a resolution on the issue. It was agreed that it’s something to look into and to be proactive on.

The meeting was adjourned at 8:45 pm.

Preservation Committee Minutes

Thursday, September 27, 2018

The Preservation Committee of Community Board 7/Manhattan met on Thursday, September 27, 2018, at the District Office, 250 West 87th Street, in the District. The meeting was called to order by co-chairs Gabrielle Palitz and Jay Adolf. Committee members Peter Samton, Miki Fiegel, and Mark Diller, and non-committee Board members Michele Parker and Ethel Sheffer participated. The following matters were discussed and actions taken.

1. **91 Central Park West** (West 69-70 Streets). Application to replace windows.

Presentation by: Marc Newman Bia Lee, architects

- The application concerns a 2-story penthouse that features a variety of windows with leaded glass divided light, muntins and mullions, accents of colored glass, and stained glass medallions in the windows on the 16th Floor, and tall lancet windows with rich stained glass on the 17th floor facing north and east.
- The applicant previously sought to remove the colored glass, and certain of the leaded glass divided light, as well as increase the vertical dimensions of certain of the windows.
- CP7's Preservation Committee disapproved of the 2017 application, and the LPC struck a compromise that approved the removal of the colored glass accent panels, reconfigured the leaded glass divided light to expand the area of clear glass, and reconfigured the muntins and mullions in certain tall windows on the 16th floor, while preserving the 17th floor stained glass windows.
- Applicant now re-submits its application to further modify the approval it received from LPC in 2017 to eliminate the leaded glass and the stained glass medallions throughout the 16th floor.
- The building was constructed ca. 1928 under architects Schwartz & Gross.
- The original architectural drawings do not show detail of the windows.
- Q: Were complete drawings available?
- A: The applicant and architect used whatever drawings were available, but cannot determine if they were complete.
- A: There are no window schedules included in the drawings/plans that were available.
- Windows on the 16th floor – 9 windows include leaded glass with colored glass infill and stained glass medallions and details.
- Windows on the 17th Floor – East and North facing windows (large gothic lancet windows) are stained glass. South facing large window is clear glass.
- Unknown whether the stained and leaded glass windows were original.
- Q: Windows are old and in place before the district was designated.
- A: Presumably.
- Proposal relates only to the 16th floor windows, and would not change the 17th Floor windows.
- The applicant's penthouse (PHA) faces east; PHB faces west. PHB replaced its 16th floor windows with clear glass (unable to determine whether it was done prior to or after designation of the historic district).

- The applicant's proposal would unify PHA with PHB as all clear glass.
- On the 16th floor east-facing windows:
- The 2017 approval would replace the colored glass accents with clear glass but maintain the leaded glass divided light and stained glass medallions and diamond patterns.
- Current Proposal would to remove the leaded glass, diamond patterns, medallions and stained glass accents and replace with all clear glass in the expanded vertical configuration (i.e. reduced-size transoms) approved in 2017.
- Under the proposal, all of the 16th floor window types would remain the same (e.g. replacing double-hung with double-hung; swing doors with swing doors etc.).
- Existing windows are metal clad. Original proposal was wood windows; new proposal is to use metal clad windows similar to those in use throughout the building.
- New proposed windows are double-glazed.
- The applicant is trying to find a home for the stained glass windows that are proposed to be replaced. Reaching out to various historic preservation organizations – building willing to store the windows until a new home for the windows is identified.
- Visibility – 16th Floor only minimally visible from across Central Park.

Community Comment:

Emily Spratt – neighbor at 4 West 70th Street

- Preservationist by education, training and occupation.
- Strongly protests the new proposal.
- The existing condition reflects a period in New York history in the 1920s and 30s in which neo-renaissance detail was in fashion. It is essential not to lose this important remaining expression of that neo-renaissance style.
- The absence of archival information reflecting either way whether these details were original to the building is not a reason to conclude that the details were not original.
- William Randolph Hearst once lived in this penthouse – his preference for renaissance detail is an independent reason to preserve these windows' detail.
- These window details are iconic examples of the spirit neo-renaissance style favored during the era in which Hearst lived in this space.
- It is inconsistent and inappropriate to lose an important chapter in the history of the building.
- The existing windows are consistent with the objectives of the aesthetic of the times.

George Litton – president of the Co-op board governing the applicant's building

- Born in Paris – emigrated in 1939.
- Opposed to the obscene extra tall buildings encroaching on the Upper West Side.
- On the Co-op Board for 40 years; president for at least 10. Feels strongly about the building and preserving its historic integrity. For example, insisted that the replacement modern elevators retain the historic cab with its wood detail.
- The team renovating the Western penthouse, which was purchased by Giorgio Armani, obtained an appraisal of its stained glass and leaded glass windows from experts at the

Cloisters, who concluded that they are cheap imitations with no inherent architectural value.

- The only visibility is from across the park by a “peeping tom with binoculars.”
- The Co-op Board is willing to store the windows once removed so they can be repurposed.

Committee Comment:

- While the existing windows may not be from the Renaissance, they have a meaning and relevance to the apartment itself as it currently exists.
- There is a limited market to repurpose these non-standard windows, and it is not surprising that no viable option has emerged.
- Preservation must take a stand against the prevailing belief in our City that owners can feel they can change historic detail and conditions at their whim.
- Removing these architectural details would butcher and take away from the beauty of this apartment, and leave it a pedestrian and undistinguished space.
- The proposal is not appropriate.
- While it is easy to understand the desire to have greater light through clear glass without divided light, the proposal is not an appropriate compromise.
- Could see eliminating some detail while preserving others. For example, could see shortening the transoms and expanding the open glass below while retaining the details.
- Example of Door 4 – very dramatic change by eliminating the leaded glass and detail.
- This apartment has something special, and the proposal would turn it into something quite ordinary.
- The application approved in 2017 is more than an adequate compromise. While CB7 did not agree with that approach, the 2017 approved application is taken as a baseline or starting point, and the new proposal is not appropriate in comparison to that approved condition.
- Concern for the precedent that would be set by allowing additional compromises and additional removals of architectural detail through serial applications. It is inappropriate to keep asking, especially where as here the original proposal from 2017 essentially sought the same relief as is not requested. It is a bad precedent to accede to a serial request to achieve the part of a request that was subject of last compromise.
- The argument that the new proposal would unify the two penthouses is not well taken, especially since the existing conditions are not otherwise uniform or comparable.
- Concern for the integrity of the stained and leaded glass detail.
- Owners claim to have had problems selling the apartment because of the windows (no evidence to that effect was presented).
- We must be vigilant in guarding against eliminating stained glass. Assumptions that stained glass detail will inhibit sales and reduce value are conjecture that has never been established. Comparison to church at CPW and West 96th.
- The approved changes 2017 are significant and a sufficient compromise.
- Even if not original, the windows are historic and it would be inappropriate to eliminate them.

Resolution: **Disapprove** the application as presented.

After deliberation, the resolution to disapprove was adopted.

VOTE: 5-0-0-0; 1-0-0-0.

Calendared at LPC on 10/9/18.

2. **202 Riverside Drive** (West 93 Street). Application to the Landmarks Preservation Commission to modify a mechanical bulkhead at the roof.

Presentation by: Ron Kopels - architect

- The existing elevator in the building requires a significant overhaul that will in turn require new elevator machinery that will not fit in the existing elevator machine room on the roof.
- Proposal is to enlarge the elevator machine room to accommodate the new machinery, and to extend a stair into the machine room for access.
- The new machine room will be 8' taller than the original, and will have approximately the same footprint.
- The exterior of the new machine room will be corrugated metal painted a dark green grey to match the existing bulkhead.
- The new machine room will be below the water tower.
- The existing machine room is partially visible from several directions, including through an internal courtyard on Riverside Drive, and across the street at West 93 Street and Riverside Drive.
- The proposed new machine room will not be visible from any perspective that the existing structure is not already visible.

Community Comment:

Josette Amato – West End Preservation Society

- Q: Were any other options available to make it less visible.
- A: 8' is mandatory to accommodate the machinery needed to upgrade the elevator.

Carolyn Grimstead – resident of 202 Riverside Drive

- Has lived in this building for over 50 years, and has a long history with these elevators.
- Replacing the elevator is progress.
- Relationship with the landlord has always been contentious. Concern that the landlord has ignored LPC regulations.
- Neighbors have experienced extensive problems with the roof, including a lawsuit with DHCR against the landlord.
- Q: Who is responsible for the machinery.
- A: Landlord is responsible.
- A: Landlord will try to keep the elevators in service during construction and will replace the elevators one at a time.
- A: As to construction time, including building the rooftop addition and installing the replacement machinery, the project will take several months to complete.

Jody Gould – resident of 202 Riverside Drive

- Concern that the elevator work will constitute a Major Capital Improvement that will trigger an increase to the Rent Stabilized base rent.

Committee Comment:

- Q: Is there any approach that could reduce the height of the new structure to be shorter than 8' taller?
- A: Non – all options were explored with the manufacturer of the new machiner.

Resolution: Approve as minimally appropriate.

After deliberation, the resolution was adopted.

VOTE: 5-0-0-0; 2-0-0-0.

Calendared 10/9/18

3. **720 West End Avenue** (West 95-96 Street). Application for construction of an 8-story extension on West 95 Street, façade restoration, entrance modifications, rooftop addition, enlargement of existing windows, and new window openings.

Presentation by: Morris Adjmi, architect; Shai Shamir, CEO of Brack Capital, Owner; Varun Sanyal, Kasirer, intergovernmental affairs consultants; and Sarah Sher, Higgins Quasebarth, preservation consultants; and the law firm of Kramer Levin

Shai Shamir

- Brack Capital has been active in development projects on the Upper West Side for many years, including 555 West 59th Street.
- Contributed funds and in-kind support to ensure the completion of the Ederle Rec Center renovations and outdoor public space.
- Also proud of the sensitive restoration and rebuilding work done at 90 West Street, which Brack preserved and rebuilt after 9/11, and which was a complex project.
- Has lived on the Upper West Side for last 8 years – kids go to school in this community, and am teaching at Columbia University.
- Brack has demonstrated a history of working with the community on projects and keeping the community informed.
- Brack has reached out to neighbors, elected officials, residents of the existing structure, and the community about the project.
- Spoke with CB7 Land Use co-chair and Board Chair to acquaint them with the project.
- Spoke with Council Member Helen Rosenthal, Assembly-Member Daniel O'Donnell, House Representative Jerrold Nadler, and other public officials.
- Reached out to the Board of the adjacent building at 732 West End Avenue.
- Also reached out to West End Preservation Society and Landmark West.
- Received mostly positive feedback, including that the proposal is modest and respectful.

- The application is for a Certificate of Appropriateness from LPC. The project is as of right from a zoning perspective, but additional approval is required because the building is located in an historic district.
- Team includes Morris Adjmi, a noted architect, and Sarah Sher, preservationist.

Sarah Sher

- The building (known as the “Williams Residence”) is located in the Riverside Drive – West End Avenue historic district.
- The building was built by renown architect Emery Roth, originally as an apartment hotel. It was completed in 1927.
- The project is to convert what is now a senior residence operated by the Salvation Army into a traditional residential building.
- The proposal includes a 1-story rooftop addition, and the construction of an 8-story building in an empty lot to the east of the building on West 95th Street.
- Preservation efforts will include the restoration of the existing marquis over the main entrance per original drawings and photos; restoring the limestone base; replacing the existing 1:1 double-hung aluminum replacement windows with 6:1 wood windows on the West End Avenue and West 95th Street primary facades; and replacing the existing chain link safety fence above the cornice with a transparent glass railing.
- The marquis above the main entrance is currently clad in aluminum. The team believes that the original marquis is beneath.
- Proposal is to restore the original.
- The limestone base below the red brick façade has been painted many times over the years.
- The proposal includes restoring the limestone base by removing the paint and repairing as needed.
- An egress door at the north end of the base will be expanded to meet code.
- Emery Roth is known as the architect for a generation of luxury residential buildings in the 1920s and 30s.
- One typical feature in his buildings was large corner windows.
- Proposal includes expanding the existing corner windows by several feet.
- Roth typically included setback penthouses, some visible from the street.
- New mechanical equipment will be installed on the roof. The mechanical enclosures will be visible above a secondary façade from the corner of West 96 Street and Broadway, although a planned tower for that corner (from an unrelated developer) will likely obscure that visibility in the future.
- There is a vacant lot on West 95th Street immediately to the east of the main building. It is 25’ wide, and has been part of the land associated with this building since its inception.
- The proposal includes constructing a new 8-story building that will be attached to the main building, but which will have distinct architectural features that draw from typical Upper West Side mid-block precedents.

- The vacant lot is not an alleyway.
- Proposal includes restoration of the main façades.

Morris Adjmi, architect

- Details of the restoration of the limestone base:
- The expanded egress door on the north end on WEA will be metal painted to match the restored limestone.
- The marquis will require an extensive restoration.
- New main entrance doors that will be hinged instead of the existing sliding doors will be installed. The new doors will be metal with large open glass panels to replace the existing aluminum replacement doors.
- Façade details:
- Enlarging the existing corner windows on the primary facades and cutting new corner windows above the extension on the secondary facade.
- Expanded corner windows will be 10:1 (other windows at 6:1) made of wood.
- Replacement windows will employ true simulated divided light, not the applied grid method. The windows have been approved at the LPC Staff Level and are presented for the completeness of the presentation.
- Rooftop details:
- The existing condition includes a chain link fence in lieu of required parapets, mechanicals, a stair bulkhead, and a small solarium and covered patio.
- The proposal includes constructing a one-story penthouse that will be set back 15' from the West End Avenue and West 95th Street facades.
- The height of the proposed penthouse will be 13' above the new pavers, or 14' above the existing roof.
- Penthouse will be in the shape of an L on the south and west facades, and will add approximately 9K square feet to the building.
- The penthouse façade will include limestone cladding with tall, thin paired French doors with a fixed transom above. The windows will be a dark grey.
- The limestone will be a few shades darker than the limestone accents and details surrounding certain windows on the main façade below.
- The rooftop will also include new dark zinc-clad mechanical bulkheads and containment structures for new mechanical equipment.
- Top of penthouse has a small coping stone with a small drip edge.
- The design intent not to compete with the historic cornice and façade below.
- Picked limestone to highlight the limestone below, but a different shade to make it distinct.
- Roth used both common brick and lighter materials for his penthouses.
- Replacing chain link fence with new handrail (glass with a metal cap – as small as possible).
- Addition in the vacant lot:
- The new addition will be flush against and connected internally with the existing building.
- The proposal is for a rusticated stone base, masonry in the center, and a modern metal decorative cornice.

- The ground floor rusticated base will include an in-and-out detail pattern.
- The ground floor will be dominated by a large garage door and egress door, behind which there will be parking for as many as 7 vehicles (currently the vacant lot provides parking for 7 vehicles).
- Masonry in the center section of the façade will be light-colored Roman brick. At the top floor, the Roman brick will replicate the in-and-out pattern of the rusticated stone on the ground floor, with thinner bands.
- Extension is 8 stories (1 parking level and 7 residential).
- Extension will cover lot line windows on the building to the east on West 95th Street.
- Excavation:
 - Intent is to avoid the need for underpinning on the north side of the lot.
 - Excavating at the northeast corner of the existing building and the vacant lot to accommodate a swimming pool and related equipment.
- Visibility:
 - Both the penthouse and the new mechanical containments will be visible from various directions, including:
 - -- West 95th to the west of PS 75
 - -- WEA at West 94th Street.
 - -- West 96th from the gas station.
 - -- West 95th and Broadway and further up West 95th Street to the east.
 - -- West 96th Street and Broadway (pending planned Extell Building).
 - -- across West 95th Street from Pomander Walk.

Shai Shamir

- No construction will take place on this proposal until all of the current residents have been relocated to a new building being constructed by the Salvation Army at Third Avenue and East 125th Street.
- The Salvation Army has made certain moving expense and rent commitments to the residents – independent of Brack.
- There are approximately 100 residents of the Williams still residing in the building – the Salvation Army advises Brack that 70-80% agreed to relocate to the new building, which is expected to be ready for occupancy in the first or second quarter of 2019.

Community Comment:

Henrietta Katzev – resident of the building

- Concern for the activity and the attitude of the workmen currently in the building – extremely difficult problems.
- Major work being conducted such as the installation of a fire alarm by workers who are not licensed and who are rude, and have caused damage to residents' apartments.
- The residents and public need to be assured that the highest level of safety and workmanship must be maintained.
- There are many safety violations already on record.
- The workers are using the residents' elevator, and do not care about what conditions and debris they leave behind.

- These are very serious situations, and the owner lacks the integrity to do work at the highest standard. The condition of the building has been a disgrace since Brack has taken ownership.
- Q: Concern that security gates on lower windows have been removed and not replaced.
A: Intention is to retain the security gates.
- Concern that the new gates are not FDNY approved. The building management removed the gates without replacing them for 5 weeks, and the eventual replacements were not in keeping with the spirit of the building.
- The residents have tried to reach out to Brack, but no success in getting anyone on the phone.
- Williams is a senior residence. The residents have had to endure quite a bit, including intrusive noise during and beyond normal working hours.
- A: Brack owns the building, but the Salvation Army leased it back and continues to operate it.
- A: The Salvation Army is responsible for the work being done now, and for all management issues.
- Concern that “Chris” the on-site management representative and work insists he works for Brack.

Pete Krokondelas – Kasirer – representing Brack on governmental affairs issues

- Brack and Kasirer met with CB7 Chair Roberta Seemer and CB7 Land Use Co-Chair Page Cowley.
- Will do palm card outreach to neighbors when Brack takes over the building.
- Brack is not doing construction until the residents are relocated.

Aaron Biller – Neighborhood in the 90s

- Happy to work with tenants in the area to smooth the way.
- Brack approached Neighborhood in the 90s proactively.
- Admires the restoration work that is part of the proposal, which will be a proud addition to the history of the buildings on West End Avenue.
- This proposal has a warm continuation of what WEA was intended to look like.
- The proposed new addition on the vacant lot replaces a hideous garage and gate, and will be a big improvement.
- Brack has good will in the community from having worked on 230 Riverside Drive without generating any serious complaints from the neighbors.
- Ball being dropped is the responsibility of the Salvation Army.
- This project is in the spirit of preservation.
- Happy to help neighbors make the transition.

Ethel Sheffer – neighbor and CB7 member

- Important for Brack to establish time frames and guidelines for relocation and construction that are known and communicated to residents and community.

Josette Amato – West End Preservation Society

- Brack has reached out to many neighborhood and community groups, and should continue to do so with individual neighbors.

- It will be important to establish a clear distinction from the history of horrible construction conditions and practices at 732 WEA, the building immediately to the north.
- The plans for the restoration of this building are quite lovely.
- The new window configurations, including the expanded corner windows, are appropriate for the avenue.
- The proposed infill building on the vacant lot is “good” (but not great).
- Marquis restoration will be most welcome.
- Would love not to see so much of the penthouse – very visible from many directions.
- Preference not to see the penthouse and continue the clean line of cornices at the 16th floor along the avenue.
- Overall pleased that the work will bring the building back to its proper condition.

Alan Roemer - President of the Condo Association at 732 WEA

- Met with representatives of Brack recently.
- The Condo Association is still developing a position in response to the proposal, but appreciates Brack’s great job of reaching out to neighbors. Very responsive.
- Confident that the Condo Association and Brack will be able to work through construction issues as they arise if this level of outreach and responsiveness continues.

Committee Comment:

- The CB7 Office can act as a facilitator between tenants and the developers. Will work on a productive means of communication.
- Even though Brack is not currently in control of the building per the lease to the Salvation Army, Brack should arrange meetings between the residents and the Salvation Army to work through maintenance and communication issues.
- Happy to see the meticulous attention to detail in the restoration.
- Pleased that Brack is not buying additional air rights and building taller.
- The plans for the restoration look appropriate.
- The penthouse will be visible, but is still at least minimally appropriate.
- The color of the limestone for the penthouse cladding should match that of the bay windows and other limestone details on the façade below.
- Concern that the limestone cladding for the penthouse looks greyer than the detail below surrounding the bay windows on the main façade.
- The building cries out for agreement between the limestone at the bay windows and the penthouse fabric.
A: distinction is an intentional contrast to distinguish new from old. Will consider perhaps a less pronounced difference.
- Urge to match the colors – make the penthouse feel more naturally a part of the whole.
- A: will consider
- From the Broadway side, the plans looks like a back of the building. While such secondary facades may have been the style in previous eras, it is more typical to design for all sightlines. Should look again at the Broadway vista.

- With respect to the limestone penthouse color, prefer it to match the detail below, but if not, it should be even darker to accentuate the intended difference. Either agree or create a greater distinction.
- Would prefer less visibility for the penthouse, but the proposal as presented is not inappropriate given the number of other buildings on West End Avenue and Riverside Drive with visible penthouses.
- Should add detailing to the infill building garage door – windows or other treatments – to break up the monolithic presence on the street at human scale.
- Appreciates the sensitive approach to the restoration and the additions.
- The penthouse fenestration and walls should be more sensitive to the building below without replicating the window patterns.
- The new main front doors should have more detail – perhaps divided light – to harken to the original era of this building.
- For the infill building, should consider lintels or other means to define the fenestration.
A: The window units for the infill building include metal frames that project a few inches from the façade of the infill building, creating a new dimension.
- Disappointed that the windows on the penthouse appear over-scale in comparison to the scale of the windows on the main façade below. Since the rooftop is so visible, the connection between the two facades is even more important. Would wish for more solid fabric to balance the very tall windows on the penthouse. Penthouses in Emery Roth's day would have been more solid or would have had architectural detail. The vertical, large, tall windows are relentless and need more of a rhythm.
- Would prefer the penthouse were in red brick to match the façade below.
- A: Concern about maintaining the statement that the rooftop is new while aligning color.

Resolution: Approve with recommendations (a) to align the color of the limestone on the penthouse with the limestone detail on the main façade below; (b) to reconsider the fenestration of the penthouse to harmonize it with the fenestration patterns below; (c) to add detail to the front door such as grillwork or mullions to conform to period detail.

After deliberation, the resolution was adopted.

VOTE: 5-0-0-0; 2-0-0-0.

Calendared 10/16/18.

4. Discussion of FY2020 District Needs Statement and Budget Priorities.

- Representatives of the LPC appeared at the Office of Management and Budget for Budget Consultations, and contended that they believed they were adequately staffed for the workload they have undertaken.
- The statement of District Needs narrative and budget priorities will be updated from last year's model to reflect current conditions and concerns.
-

Adjourned: 10:25 pm.

Steering Committee Meeting Minutes

Roberta Semer, Chair

Meeting began at 6:30 pm

1. State Assemblyman Dan Quart presented an overview of his proposed legislation to end cash bail-Bill# A8820. Assemblyman Quart has been in the assembly for 6 years, is a practicing attorney, has represented many poor people in court proceedings over the years. The bills presented before the assembly were not sufficient as there is a dire need for bail reform. 80 to 90 percent of people return for their court dates. The Bail system is a 52 year old statute which needs to be reformed. Bail is a preventative detention, it is viewed as a form of punishment. Rikers Correctional facility has 77% persons of color who has of yet been proven guilty. Assemblyman Quart drafted legislation 18 months ago to rid the system of bail completely. His legislation did not go forward. Governor Cuomo set forth his own bail measures. Quart feels it will be better to work with the Governor's draft. The assembly bill was watered down, thus quart took his name off of the bill. Quart feels he would rather not vote on something that doesn't solve the problem of bail reform. Preventative detention is to evaluate who is dangerous and who is not. Manhattan is 28% of the city's population yet we send 38 percent of the population to jail. The mindset needs to be changed.

Questions:

Madge Rosenberg- referenced items 17 through. 20, Page 2-

Quarts response- We have met with many lawyers, criminal defense attorneys and former District Attorneys. Either you are remanded into custody or not. There will be a rebuttal presumption of recognizance.

Jay Adolf- You are going to need support, the Democrats are going to have to win Republican seat.

Louisa Craddock- Has cash bail been eliminated?

Quarts response - No

Klari Neuwelt- Money will be saved

Quart's response- Without the ways and Means Committee doing an analysis he can't state in the legislation that money will be saved. The hearings take 45 seconds each. The State does not provide Discovery. If the prosecution want to deprive someone of freedom they should provide discovery, a fact based hearing.

Ken Coughlin- What impact would this have on the court?

Quart's response- it will be speeded up. Discretion between prosecutors and judges has led to this problem. Discretion has not been handled well. There has not been proper analysis.

2. Update on District Needs Statement and Budget priorities for FY 2020

Mark Diller- We need a Committee by Committee list by October, one for capital and one for expense. During the last week of October the committee will come up with a single list of priorities for CB, which will be presented to the full board meeting in November. I have already received a list of statements of district needs from one particular committee. All chairs will submit.

The 12 Manhattan Community boards meet with the City Agencies to get their list of needs and deliver written answers over 3 days in September. The District Managers select their questions and submit them to the Office of Management and Budget.

NYCHA: The approach is to fix the outside rather than fix the interior, i.e. elevators, piping. This is not a budget, but a priority issue. The Department of Buildings is thinly staffed and ill prepared. They are taking the process more seriously. The Department of Sanitation wants to know how the collection of baskets are going. The basket issue was raised. Apartment trash is not to be placed in outside baskets, household waste vs. transient waste.

Parks Department : Raccoons, Coyotes- sighted in Central Park and Pelham Bay Park.

3. Mayor's Charter Revision: Roberta Semer explained that once it became a ballot initiative Community Boards are not allowed to advocate. CBs may hold educational sessions. The resolution CB7 passed at the September 4th Board meeting may appear in our minutes.

4: Discussion of the Agenda: CB7 Elections

The Business Session will begin at 8 pm on Tuesday October 2. The election will be the first order of business. There are 9 candidates.

COMMITTEE UPDATES-

Charter Revision Commission Task Force: The Charter Revision Commission is holding a hearing on September 27th and several members will attend. The Task Force will schedule a meeting in October. We will send a link.

HOUSING COMMITTEE-

Larry Wood from Goddard Riverside Center- Provided us with an overview of the resources available and a history of services. Urban Fellow - A decision was not made as yet. Wednesday, October 3- a specialist will address 421-A

PARKS and Environment- DOT Bridge Division- will present their final plan. An 80 million dollar project rotunda. A big item on the agenda. There will be a prior site visit.

TRANSPORTATION- The 110th, 86th and 72nd on CPW subway Stations as well as the 163rd Street Station will be opened by October. Andrew Albert will have a list of the first group of stations to be made ADA accessible. First group of stations that will be made accessible. Received a huge thank you from community members to DOT making changes in directions of 60th and 62nd Street.

YOUTH, EDUCATION and LIBRARIES- Chancellor's Town Hall Meeting, Sept, .25, on the attempt to diversify the schools. There is also a program for library advocacy.

BUSINESS and CONSUMER ISSUES- MOCA Lounge- 955 WEA Large community response. The lounge is using their license illegally. Noise is emanating inside and outside of the lounge
Guacamole 768 Guacamole- the backyard portion of the establishment does not have a liquor license. They also want a hookah lounge.

HEALTH and HUMAN SERVICES- Human Rights Commission on Sept. 25, will deliver a presentation.

NYCHA Task Force- The September Forum has been postponed because there were no lawyers available and time for outreach.

Broadway Task Force met twice in August. Park(ing) Day on September 21 was a big success, thanks to Jody Sperling (member of the Task Force) and her Time Lapse Dancers, Sara Lind and Roberta Semer. Special thanks

Community Board 7/ Manhattan

to Jennifer Nitzky for the idea. People voted for their favorite use of a parking space - the winner was dance and music.

Ken Coughlin, Richard Robbins, Sara Lind and Roberta Semer attended the memorial for the young woman biker who was killed on CPW by a drunk driver. The family would like to have a health and wellness tribute in her memory.

Meeting adjourned at 8pm.

TRANSPORTATION COMMITTEE MEETING MINUTES

Andrew Albert and Howard Yaruss, Co-Chairpersons

September 11, 2018

Present: Andrew Albert, Howard Yaruss, Elizabeth Caputo, Ken Coughlin, Sara Lind, Richard Robbins

The meeting was called to order at 7:05pm by the Co-Chairs.

1. **2642 Broadway** (West 100th Street). Renewal Application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & Radio Group Transportation Inc., for a renewal of their For Hire Base Station License.

- John Mazzia for Two-Way Black Car was present
- No objection was raised

VOTE: 8-0-0-0. Non Committee Board Members: 4-0-0-0.

2. Creating a Protected Bike Line on Central Park West.

- Currently, there is only a painted lane, which creates a dangerous situation. Madison Lyden, the Australian tourist who was killed, is just the latest tragedy.
- CM Rosenthal has proposed a two-way protected bike lane. This would require either getting rid of one lane of traffic (making CPW one-way southbound) or getting rid of one side of parking.
- DOT says they will evaluate.
- Howard Yaruss raised this concern two years ago – if the DOT had heeded the Board’s concern then, we may have avoided this tragedy.
 - At the time, DOT said they there wasn’t enough footage for a protected bike lane.
 - The idea of an unconventional lane was raised (just moving the lane inside the parked cars but without the added space), but the concern is that bikers would be doored. Bikers in the current bike lane ride right next to parked cars, so they could also be doored.
- Sara Lind mentioned having tried riding on CPW and found it terrifying, especially when people double park in the bike lane and the bicyclist has to merge into car traffic.
- Richard Robbins presented crash data for UWS from 7/1/12-9/4/18
 - CPW has fourth-highest crash numbers (after Broadway, Amsterdam and Columbus) overall, BUT highest for bikes. Even higher than for Broadway where there are no bike lanes.
 - Is this just because there are more bikers on CPW? Rich thought not.
- Ken brought up the example of the model of a two-way protected bike lane along Prospect Park in Brooklyn. At the time, people were worried about the implications on traffic, but those concerns did not materialize. That’s a successful model that could be replicated here.
- A community member asked why the bike lane needs to be two-way instead of one-way.
- Elizabeth Caputo echoed the feeling that riding on CPW is terrifying. She also noted that Central Park itself is now car-free, so it should be safe to bike around it as well.
- A community member mentioned the bike lane on Chrystie Street as another example.
- Rick Tito lives off CPW in the 80s: it’s a harrowing experience riding on CPW
 - He gathered petitions to surround CPW with bike lanes and was able to get over 600 signatures in just a few weeks.
- Roberta Semer
 - Received over 70 emails today about pedestrian safety
- Reeve Rudy: also calls for a two-way bike lane all the way around Central Park
- David Vassar brought a prepared statement, which was entered into the record.

- Captain Malin and Sargent Montgomery from the 20th Precinct presented crash data
 - 1172 collisions. 9 bike-only. 2 bike-on-pedestrian (.2%)
 - 7500 total movers tickers. 327 tickets to bicyclists (4%)
 - NYPD does not issue tickets for cars in bike lanes – that is traffic. Captain Malin will ask for that data.
 - NYPD also put in a request for a protected bike lane on CPW.

Resolution

The current unprotected lane for bicycles on Central Park West does not adequately protect the safety of cyclists, resulting in many injuries each year and one recent death, and discourages cycling as an alternative mode of transportation.

Resolved, that the Department of Transportation devise a plan for implementing a two-way protected bike lane for the length of Central Park West as soon as possible.

VOTE: 8-0-0-0. Non Committee Board Members: 7-0-0-0

3. Stranger's Gate.

- Pedestrian entrance has parking in front of it, which blocks the view.
- Only one of the 6 Olmstead-designed entrances that has parking in front of it.
- Also creates danger because pedestrians and bikes can't see as well when they're exiting the park and going out onto CPW.
- Proposal is to move the parking north and move the MTA bus stop in front of the gate.
 - That way the view will be unimpeded most of the time, except when a bus stops there.

Resolution

To create an open vista into Central Park at Central Park West and West 106th Street.

VOTE: 9-0-0-0. Non Committee Board Members: 5-0-1-0

4. Implementing dedicated loading zones on Central Park West and West End Avenue.

- Due to the lack of loading zones, cars double-park on these streets. This creates traffic, pollution, safety hazards, etc. This is an issue with cars, service vehicles, repair vans, UPS and other delivery trucks, and more.
- DOT asked for our input on where we think loading zones should go.
- Members of the board went out and surveyed the streets and, according to agreed-upon principles, came up with a list of suggested locations.
- Rich noted that e-commerce has changed the way we use our streets but the street design has not caught up.
- Ken reminded us that we did this on WEA in the 80s but it didn't work because there was no enforcement. We need enforcement otherwise it won't be effective.
- Captain Malin reminded us that Traffic does this, not NYPD. He will talk to his counterpart at Traffic.

Resolution

Vehicles regularly double park to load and unload goods and passengers and such double parking impedes traffic flow, creates safety hazards and blocks bike lanes.

Resolved, that the Department of Transportation implement loading zones on Central Park West and West End Avenue in order to assess whether such dedicated areas for loading and unloading improve street safety, ease traffic congestion, and facilitate deliveries.

Further resolved, that the Department of Transportation consider the list of spots the Community Board identified as appropriate for loading zones in determining where the loading zones should ultimately be located.

VOTE: 8-0-0-0. Non Committee Board Members: 6-0-0-0

5. Secondary Street Naming request in honor of Gary Lincoff by The New York Mycological Society at the Northeast Corner of Amsterdam Avenue and West 95th.

- Vivian Tartar from the New York Mycological Society spoke.
 - Gary Lincoff lived at 157 West 95th Street
 - He studied mushrooms, was an author, instructor at New York Botanical Gardens, brought people to Central Park
 - Gathered 300 signatures, 100 from the 95th street block and others from around the country
- Rich noted that as a matter of principle he does not vote for these because he believes there are better ways to honor people and that the secondary street signs can create confusion for drivers and therefore be unsafe. He suggested that a more creative way to honor Gary Lincoff might be a statue in the Park, for example.
- Andrew noted that the CB7 website will soon have information about secondary street names so that people can look up what they mean.

VOTE: 6-2-0-0. Non Committee Board Members: 7-0-0-0

6. Secondary Street Naming request in honor of “Sesame Street” by Sesame Street at Southeast Corner of West 63rd Street and Broadway.

- Steve Youngwood, the COO of Sesame Workshop, spoke.
 - Next year is the 50th Anniversary of Sesame Street
 - Their headquarters is at 1900 Broadway and they have been on the UWS for decades
 - They have the support of CM Rosenthal and all necessary petitions
- The Committee reviewed the requirements for Secondary Street Naming and agreed that this meets the requirements.

VOTE: 6-2-0-0. Non Committee Board Members: 7-0-0-0

7. District Needs Statement and Budget Priorities for FY2020.

- Rich asked about radar speed signs. These have been shown to be highly effective in curbing speeding, especially because they give immediate feedback to the driver as opposed to speed cameras, which only give feedback after the fact when you get a ticket.
 - Some wondered whether there’s room for these on our crowded streets or whether they would be effective here.
 - They are used in other areas of the city and have been effective.
 - There are no speed cameras in the 20.
 - A good place for radar speed signs might be along Riverside Drive or where cars exit the West Side Highway (especially on 95th)
- Committee members should review the DNS and send comments by email.

8. Discussion of electric bikes, scooters and skateboards.

- Captain Malin reported on his understanding of the current legal landscape
 - Pedal-assist bikes are fine
 - Throttle e-bikes are illegal
 - Mostly delivery people use these
 - NYPD gets a lot of complaints, especially from elderly residents or families with small kids. People don't expect them to be going as fast as they are, so then they have to jump out of the way.
 - However, there aren't actually many accidents. Recently, a woman and her 11-year-old daughter were hit by one in front of AMNH
 - NYPD has confiscated 45 year-to-date. They ticket the business (\$500) and the business usually pays the fine and gets the bike back within 4-5 hours. This has become just part of the cost of doing business, so it's not very effective.
 - NYPD has also visited every business in the district that uses them and explained what's legal and handed out info sheets.
 - E-scooters and e-skateboards – They have not received any direction from the Department on how to handle these. Lime is already in Staten Island and the Bronx.
 - It's also unclear where they are supposed to ride
 - As of now, technically they are illegal.
- Michele Parker invited Malin to come to the BCI Committee meeting. Perhaps BCI could help inform businesses about the law when businesses come before the committee for liquor licenses or outdoor café permits.
- Doug raised the point that third-party delivery services circumvent the rules. Malin noted that in that case the rider would be ticketed individually.
- Ken raised the working conditions for workers. They have an economic incentive to use these bikes because they make their money off of tips and people expect the delivery to come fast. They also have to ride many hours a day, so the ebikes are helpful to them.
- Sara raised the point that we need to have a comprehensive vision for the future – we don't want the wild west, but we do want to encourage the use of alternative forms of transportation rather than just cars. How do we make this all work together?
- Roberta agreed that we need a Master Plan. Pedestrians clearly are on the sidewalk, but we also don't want little kids to have to ride out on the streets. How does this all work together?
 - City Council is likely looking at legislation on this. Espinal and Ydanis Rodriguez are looking into legalizing escooters, etc.
- Rich pointed out that sites like Grubhub and Seamless have set their expected delivery times based on ebikes, so no one wants to go back from that because it would mean people have to wait longer for their food.
- Doug stated that, if we want to create a vision for the future, we need to lay out principles. Our first principle should be Safety First.
 - Throttle bikes can break the speed limit. They go the wrong way and ride on the sidewalks. None of these things should be allowed.
- Rich pointed out that the data shows that cars are the most dangerous thing on the roads, and taking police resources to enforce bike traffic takes away from enforcing car traffic, which could actually lead to less safe road conditions for all users.
- The group considered having a town hall or visioning session for the community to have input into what we want our streets to look like.
- Mark pointed out that if ticketing isn't working, we should look into positive incentives to get businesses to buy pedal assist bikes for their delivery people. Perhaps instead of giving them a ticket, the ticket would be waived if they apply the money to switching the ebikes to pedal assist.

Community Board 7/ Manhattan

- Henry pointed out that there is a \$20 conversion kit to switch bikes from throttle to pedal assist. He said it's great that the committee is looking to get ahead of this, because this is the future and we should be proactive.
- Reed pointed out that there are many different users on the Greenway. We need clear rules of the road. Other countries can provide good examples.
- Sara proposed the idea of a public ad campaign or education campaign to ensure that all street users know the rules and to incentivize good behavior. Henry suggested a connection at the DOT who works on education campaigns.
- Rich noted that the "spandex guys" on racing bikes present another problem. But again reiterated that we should be mindful about how NYPD is using their time.
- Sara brought up the concept of the right of way on water (swimmers, manually-powered crafts, sailboats, speed boats) and the idea that in many realms we understand how to give the right of way and respect all users. We should apply the same logic to the streets.
- Mitchell (community member) who lives at 100 West 86th submitted an email that he had sent to CM Rosenthal. He mentioned shared mobility lanes and brought up Bird and Lime.
- Roberta mentioned that data shows that the safest cities also have the best public space design and promote pedestrian and other uses of the streets. Urban design can have major impacts.
- Elizabeth suggested that perhaps we should host some kind of workshop where we get neighborhood input. We could partner with CMs and precincts and other relevant stakeholders.
- The issue of massive trucks commuting to the GW bridge was raised – we need a toll incentive to get them to go over to New Jersey
- Henry pointed out that the batteries on throttle bikes are also really bad for the environment. Malin confirmed that they can't keep the bikes in the station because the batteries are so dangerous.
- Malin also mentioned that NYPD did a walkthrough with Colleen from DOT to address Eastbound Traffic on 79th street. He proposed a left turn arrow at WEA and a right turn arrow at Broadway.
- Vision. Common themes that arose include:
 - Safety First
 - Space in the public realm for each kind of user
 - Incentivize good behavior
 - Clear rules of the road
 - Ad campaign
 - Town Hall – the committee will work on putting this together
 - Hierarchy of users
 - Pedestrians (particularly aged and young)
 - Manual scooters, skateboards
 - Bikes
 - Ebikes, escooters, eskateboards
 - Buses (with dedicated lanes?)
 - SUVs, car shares
 - Delivery vehicles
 - Personal cars