

Business & Consumer Issues Committee Meeting Minutes

Michele Parker and Christian Cordova, Co-Chairpersons

October 10, 2018

Business & Consumer Issues Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 7:12 pm by Co-Chairperson Michele Parker.

Committee Members Present: Michele Parker, Christian Cordova, Linda Alexander, Elizabeth Caputo, Joshua Cohen, Paul Fischer, Doug Kleiman, Seema Reddy, Andrew Rigie. **Committee Members Absent:** Tinia Pina.

The following matters were discussed:

Applications to the SLA for Change to the Method of Operation of existing liquor licenses:

1. 768 Amsterdam Avenue (West 97th Street) Guacamole Midtown Corp. d/b/a Guacamole Taqueria. Change to include non-amplified Acoustic Mariachi, DJ, Live Music, Karaoke, Juke Box.

Presenting for the Applicant – Aurelia Tavares, representative, arelia@nybusinesslicenscom.com

- Would like to add a DJ for the holidays or a mariachi band for private parties. They will be applying for a permit in the future to serve liquor in the back patio, but not at this time. Would like to extend weekend hours to 4 a.m. but does not have paperwork.

CB7 Comments:

- Committee is holding application until Full Board on 11/7 because applicant said she did not receive paperwork from CB7 office. Committee will have pre-meeting and is holding off on voting until FB.

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

VOTE:

2. 955 West End Avenue (West 106th Street) Mocha Lounge Inc. d/b/a The West End On The Park / West End Lounge. Change Hours and Include Live Music, Shows, Karaoke, DJ, Juke Box, Acoustic.

WHEREAS, the applicant has continually violated their Method of Operation as follows:

1. The venue has live and/or recorded music and/or karaoke music every day of the week. This music is loud enough to be heard one block away but residential tenants, with their children, suffer the most. They came to the 11-14-17 BCI meeting and articulated their numerous noise complaints over the course of five (5) years;
2. Music continues till 4am most nights;
3. Insulation inside the venue does not muffle any sounds from the music;
4. Patrons congregate in the well of the building to smoke cigarettes. This is arguably inside the building;
5. Trash and debris are stored in parts of the well however all residential buildings are required to keep the well clear;
6. Patrons congregate under the scaffolding to smoke;
7. There is no doorman to disperse groups from congregating outside the building. Patrons congregate there and in Straus Park all night. These groups continuously make loud noises at all hours and keep the neighbors and their children awake;
8. The sidewalks around the venue are littered with debris from the patrons and there is no attempt to keep the sidewalk clean. Vermin is attracted to the debris;
9. The sidewalks have signs and plants blocking the flow of pedestrian traffic;
10. There is a solicitor outside the building urging pedestrians to come into the venue. This causes noise and is uncharacteristic of neighborhood businesses;
11. Residents who are coming home are often harassed by patrons who are loitering on building steps and on the sidewalk;
12. The kitchen door is left open. This door leads to the backyard courtyard shared by the residential tenants. This could lead to safety problems for those tenants;
13. Many tenants of the building and those in the surrounding buildings have made 311 complaints and few if any are resolved; and
14. Signage for the venue is not in conformity with the rules. It is on the fence at the perimeter of the well and on the façade.

Community Board 7/ Manhattan

Presenting for the Applicant – Dana Lapan, Dana@helbraunlevy.com; John Forslund, Mocha Lounge, john@thewestendlounge.com; Eric Fisler, eric@thewestendlounge.com. Business was originally a coffee shop and changed the method of operations surreptitiously. They would like to officially change method of operations with SLA and add live music, extend hours of operation. In addition, they are requesting “slight” changes to the floor plan, comprising a bar with 9 seats, 54 seats with 12 tables. Currently, there is patio with seating where people bring drinks outside. Applicant said they will stop patrons from going outside to the patio because it is not licensed. Applicant brought a copy of a “letter of no objection” following inspections by SLA, Fire Department and D.O.B.

People speaking on behalf of Applicant:

- Elizabeth Gaudreau, owner Cascabel Taqueria, said, “John is a great neighbor, always willing to help out. He holds his staff meetings at her restaurants. His success is helpful to my success.”
- Ingrid Gerstman, 106 Morningside Drive, Assistant Director of a Research Lab and Jazz Singer. “Offers a terrific performing space that brings people into the neighborhood that help other businesses. And supports the LGBTQ community.
- Sam Carner, 109th & Broadway resident, University professor and musical theater writer. “The West End performs an important community function in the neighborhood.” He added he was always impressed at how quiet the noise is.
- Eric Edlund, 2790 Broadway, resident. He said, “It’s a great meeting place for people from all over the world. Plus, he tried to buy into it because he considers the back room a true jewel that is a disappearing animal. “
You have to start somewhere and that’s the place.”
- Sharisse Brannon, represents the Black and Latino Networking Meet-up Group, which has had events at club since 2008. It is the only venue that her group has had a long-standing relationship with. They meet on a monthly basis.
- Ronnie Norpel, 200 West 102 Street, since August 2014 has performed at the club. She claims to have the highest percentage of the writers performing in the boroughs.
- Anthony Maulella, 307 West 106th Street, says it’s the first place he ever went to; reminds him of 60s radio and applauds the eclectic nature of the venue. He feels safe there.
- Olivia Bennington, reading on behalf of resident at 910 WEA, Antha Matten, who has lived in the neighborhood for 13 years and supports the club. He hopes that the residents are not vindictive.

People against:

- Katy Keiffer, 300 West 107th Street, lives directly above the restaurant. She has lived there for more than 40 years and says it does not belong in a residential neighborhood. They conduct business until 4 a.m. and there are drug dealers that crowd there.
- Ronald Fields, 318 West 107, lived there for 40 years. He oversees a block fund for a security guard because of the overflows from the club. Says the club has security for inside the club but not outside. Also says people void on the sidewalks.
- Doug Schoenberg, 300 West 107th Street resident. He walks his dog every night and the crowds and cigarette smoke are difficult to walk through. In addition, he is disabled and the garbage kept in the well in front of the bar exacerbate the rat population.
- Elizabeth Riley, 949 West 107th Street. Says although the problem is not every night, it’s too many nights. She complains about the smoke and the noise. She cannot open her windows and there is glass and bottles on the sidewalks in the early mornings.
- Steve Knoll, 301 West 107th Street, lived on the block for 48 years and says there has never been a place that has had such a negative impact on the neighborhood. He says patrons fight after the club closes every night. It is under reported, he added, because neighbors have given up.
- Jaime Arenas, 949 WEA, has lived there for more than 25 years. When he moved to the neighborhood the club was a book store selling spiritual books. But says when it got the liquor license, everything changed and are too awakened by noise in the middle of the night
- Margaret Donohue, 301 West 107th Street. She has no issue with the performers, rather objects to the lack of supervision by the operators. Has met with the city council member, club owners and police to resolve the noise issue to no effect,

- Joel Kupferman, 301 West 107th Street. He agrees with all the people about the noise. He is an environmental justice attorney who says there is no enforcement and is invoking the “bad actors” policy to institute changes in the way the business is being conducted.

CB7 Comments:

- Committee is postponing a vote until the November 14 meeting in order to wait for opinions from NYC City Dept. Planning, Borough President’s Land Use division and NYC Department of Buildings regarding zoning.

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

VOTE: postponed until 11/14 BCI meeting.

Captain Mallin reported on the state of the restaurant community complaints in the 20 Precinct District. He offered business owners an opportunity to meet with him. At the last Transportation meeting, there was a discussion about the enforcement of e-bikes and restaurants. He told restaurant owners that they will be summoned with a \$500 fine for the first offense if their delivery people use e-bikes. A persistent violator of the law will be identified on social media and receive an even larger fine.

New applications to the SLA for two year liquor licenses:

3. 283 Columbus Avenue (West 73rd Street) Owner Parminder Singh, d/b/a To be Determined.

Presenting for the Applicant – Parminder Singh presenting. Name to be determined later.

- Opening an Indian restaurant on the site of a former Indian restaurant. Will apply at a later date for a sidewalk café. Plans to open by mid-November. Same owner as Dakota Bar. Background music. Hours of operation, 11a.m. to 11p.m.

CB7 Comments:

- Query about bicycle deliveries from C. Cordova.

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

VOTE: 9-0-0-0

4. 320 Columbus Avenue (West 75th Street) Miznon UWS LLC, d/b/a Miznon.

Presenting for the Applicant – Terry Flynn, Flynn & Flynn, Trflynnjr@gmail.com; Mosag Ziv, owner. Will be open from 11 a.m. – 12a.m. and will have background music only. Showed reviews of the other Miznon restaurant in the New Yorker.

CB7 Comments:

- Elizabeth Caputo said the postings were correct.

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

VOTE: 8-0-0-1

5. 329 Columbus Avenue (West 75th Street) 329 Hospitality Group LLC, d/b/a To be Determined.

Presenting for the Applicant – William Tracey, owner:

- Also owns Tessa. Plans to have a DJ, curated for a quieter crowd.

CB7 Comments:

- Elizabeth Caputo said postings were impeccable.

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

VOTE: 9-0-0-0

6. 412 Amsterdam Avenue (West 80th Street) NYC Bettola Corp., d/b/a Bettola.

Presenting for the Applicant – Marianna Leszayova, manager; Robert Callahan, Michael Kelly, Inc.:

- A transfer of the liquor license from the original owner to the new owner, Ms. Leszayova, who has been working for the family for more the 10 years and will be operating the restaurant the same way. They have one bike for delivery.

CB7 Comments:

- Michele saw the postings and said they were fine.

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

VOTE: 9-0-0-0

7. **517 Amsterdam Avenue** (West 86th Street) Tiki Chicki, LLC, d/b/a Tiki Chick.

Presenting for the Applicant – Jacob Hadjegiorgis, owner:

- It will be similar to Jacob's Pickles in terms of décor but with a Tiki bar. Kitchen will close at 12:30 a.m.

CB7 Comments:

- Recommended an above-ground lavatory.

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

VOTE: 8-0-0-0

8. **620 Amsterdam Avenue** (West 90th Street) Reins International New York, Inc., d/b/a GYU-KAKU.

Presenting for the Applicant – Joseph Homma, regional manager; Jonathan Bing, Jackson Lewis P.C., jonathan.bing@jacksonlewis.com :

- Chain has six units in NY. Japanese barbeque style cuisine.

CB7 Comments:

- Doug Kleiman said postings were taken down and should be re-posted.

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

VOTE: 8-0-0-0

9. **2701 Broadway** (West 103rd Street) Aaron 31 LLC, d/b/a Aangan.

Presenting for the Applicant – Mark Joseph, Owner

- Recently bought the restaurant. Indian restaurant. Background music.
- Change in ownership has brought Owner here.
- Owner posted but they were not seen today. Owner will re-post and keep the postings up through the next board mtg
- Hours are: 12p-3pm, 5-1030pm, 7 days a week
- Deliveries will be done through seamless

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

VOTE: 8-0-0-0

Unenclosed Sidewalk Café Renewals:

10. **2012 Broadway** (West 68th – 69th Street.) Renewal application #1282959-DCA to the Department of Consumer Affairs by Nanoosh Broadway, LLC, d/b/a Nanoosh Mediterriane , for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Presenting for the Applicant – N/A did not attend:

CB7 Comments:

- Voted to disapprove because applicant did not attend.

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

VOTE: 8-0-0-0

11. **208 Columbus Avenue** (West 69th – 70th Streets.) Renewal application #1451239-DCA to the Department of Consumer Affairs by Birote Corporation, d/b/a El Mitote, for a four-year consent to operate an unenclosed sidewalk café with 19 tables and 56 seats.

Presenting for the Applicant – Robert Callahan, Michael Kelly:

- Corrected to 7 tables and 19 seats. No changes to existing layout.

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

VOTE: 8-0-0-0

12. **420 Amsterdam Avenue** (West 80th Street.) Renewal application #2038123-DCA to the Department of Consumer Affairs by Olma Lounge, LLC, d/b/a Olma Caviar Boutique & Lounge, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.

Presenting for the Applicant – Jacob Krumenalz, Partner:

- He is the new partner. Said the plans submitted were incorrect and will come to early meeting at Full Board on 11/07.

CB7 Comments:

- Michelle saw postings on the front window and Mr. Krumenalz had a list of the postings. The diagram that was submitted did not correlate with application, i.e., floorplan shows three two-tops and two four-tops.

*After due deliberation the resolution to **approve** was adopted*
Committee will vote at a pre meeting on 11/07

13. 430 Amsterdam Avenue (West 81st Street.) Renewal application #1096363-DCA to the Department of Consumer Affairs by Third Ave. Rest, Inc., d/b/a Jake's Dilemma, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.

Presenting for the Applicant – Michael Staff, Owner; Lloyd Domke, Owner:

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

VOTE: 7-0-0-1

14. 440 Amsterdam Avenue (West 81st Street.) Renewal application #2042353-DCA to the Department of Consumer Affairs by Benva Bakery, LLC, d/b/a Orwasher, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 25 seats.

Presenting for the Applicant – Keith Cohen, owner.

- Applicant has reduced the number of seats in order to accommodate the baby carriages and dogs. Owner has also added more garbage cans.

CB7 Comments:

- Michelle saw the postings.

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

VOTE: 7-0-0-1

15. 2454 Broadway (West 91st Street.) Renewal application #1353319-DCA to the Department of Consumer Affairs by Big daddy's III, LLC, d/b/a Big Daddy's, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Presenting for the Applicant – Robert Callahan, Michael Kelly, Inc.:

- No changes in the seating or hours of operation.

CB7 Comments:

- Doug Kleiman saw the postings.

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

VOTE: 8-0-0-0

New Unenclosed Sidewalk Café:

16. 417 Amsterdam Avenue (West 80th Street.) New application #12939-2018-ASWC to the Department of Consumer Affairs by BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 19 seats.

Presenting for the Applicant – Marcelo De Baisi, general manager

- Did not bring plans.

CB7 Comments:

- Committee did a committee meeting, pre-meeting and another committee meeting without plans.

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

VOTE: 8-0-0-0

17. New business.

Douglas says Captain Malin needs new breathalizers.

The meeting ended at 9:30 pm.

COMMUNITY BOARD 7/MANHATTAN

Full Board Meeting Minutes

October 2, 2018

Community Board 7/Manhattan's Full Board met on Tuesday, October 2, 2018, at Mt. Sinai West, in the District. Chair Roberta Semer called the meeting to order at 6:30 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the September 4, 2018, Full Board meeting were **approved**.

VOTE: 31-0-2-0

Chair's Report: Roberta Semer:

- Congratulations to all those that participated in the Parking Day- it was a great success.
- NYCHA Forum on Succession has to be postponed
- Charter Revision Taskforce- will meet at the end of October
- DNS due ASAP
- 16th of October- Steering Committee will be reviewing the board's budget priorities

Community Session:

- Jerry Berkman, Hearing Loss Association of America
 - There is a need for accessibility for hearing disabilities in our community. 1 of 3 people having hearing loss. 1 in 5 use hearing aids. Lack of public awareness and resources. Local Law 51 all new construction must have hearing loss loop. Putting hearing loops in more places to ensure that all can participate in activities in the community.
- Bill Raudenbusch- Museum of Natural History
 - Wants the museum to go through proper process on the construction. Encourage people to come back into the conversation and resolution.
- Florence Janovic- 115 Central Park West
 - Horse Cabs- Department of Transportation to bring horses uptown. Enter at Tavern on the Green and come to 72nd St. Public hearing is tomorrow. Bike route to Central Park West ride in park not in the street.
- Susan Nial- 2166 Broadway
 - Charter Revision- vote no. Mayor has allowed the city to fall into disrepair. More interested in national profile and not caring about the city- cleaning roads and ensuring infrastructure is maintained.
- Chris Giordano- 65 & 66th St. Block Association
 - A week ago a big machine tipped over at the site. We are concerned about worksite safety. October 18th, there will be a transportation meeting in our neighborhood.
- David Matarasso, 545 West End Ave
 - Buses idling (M86) are creating an environmental problem for the neighborhood. There are safety concerns as well as too much double parking. Would like to find out more about why this is and what can be done about it. Also curious about loading zones in the neighborhood and how they are being utilized.
- Peter Arndtsen, Columbus-Amsterdam Bid,

- The October Events Calendar is in the back. Some highlights: 1) Sunday, October 7th: The Feast of St. Francis and Blessings of the Animals at Cathedral of St. John the Devine, 2) Saturday, October 13th: Yale Schola Cantorum: Alexander's Feast at 7:30pm at St. Michael's Church, and 3) Tuesday, October 16th: Architecture in Bloomingdale at 6:30pm at Hostel International.
- James Miller- 1651 West 61st Street
 - Riverside Drive needs a bike lane from 62nd St and 59th St east to west to ensure the safety of the bicyclists and cars on those streets. There is an issue that the sirens are extremely loud and disruptive.
- Bonnie Roche- 1 West 67th Street
 - Silverstein's Development, 1) any information on a 28 drum generator in front of ABC studios 2) how to find out the recent activity and scope of development
- Winnie Armstrong, 400 Central Park West
 - The issues with lead in the NYCHA facilities are very dangerous. City agencies do not work together to solve the problems. PS 163 construction is an issue because not being monitored as far as she can see.
- Captain Malin- 20th Precinct
 - Crime is down 7% in the last 28 day period. There is a major need for School Crossing Guards, please pass the word about the positions.
- Cleo Dana,
 - Continues to be concerned about 200 Amsterdam Ave. The advocates filed a lawsuit at the NYS Supreme Court. Municipal Arts Society has joined us in this suit and they will match our money raised.

Gale Brewer, Manhattan Borough President:

- Closing of Riker's Island is causing havoc throughout the system as well as in communities that are proposed to have a new jail being built.
- L Train lawsuit came up today. MTA is collaborating with City Council and Community.
- Youth Council- applications due October 29th
- Borough President on Your Block- talks and listens to issues in the community.
- Seniors at Fordham University- Art and the Aging- 1500 came. Food Bag program continues
- Budget- Nonprofit, schools, parks- capital funding will be available in December- now is the time to meet with us. Bricks and mortar and technology.
- CB training series- opening this fall.
- NOHO/SOHO- study of rezoning of community
- City is offering generous incentives to landlords in the Garment District to sign long-term leases and is also working to purchase a building that can be permanently dedicated to garment manufacturing.
- Harlem Historic District approved.
- 92nd and Amsterdam Church trying to build a tall building on top of it.
- October 13-14- Open House access the city- maps at municipal building.
- My Brother's Keeper- young men of color 240 East 109th Street
- Series of Capital Funding Process forums from November 7th- help you apply for capital funding.
- Community Board applications are available and recruit.
- Lucile will be leaving the Borough Office as of October 19th.
- Presentation to Gabrielle Palitz
 - Needs of the community in front as a priority.
 - Listens to concerns of neighbors and makes sure all issues are addressed.
 - Leaving the board as a member.

Community Board 7/ Manhattan

- Tuesday, October 2nd as Gaby Appreciation Day

Reports by Elected Officials:

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

- Freedom House Community Update: Please join the NYC Department of Homeless Services (DHS) and local elected officials for a community update regarding Freedom House (316 West 95th St). Thursday, October 4th at 6-8pm at PS 75.
- Participatory Budgeting- make suggestions now. Submit your ideas through 1) www.HelenRosenthal.com/pb, 2) email district6pb@gmail.com, 3) phone 212-873-0282, or 4) in person at 563 Columbus Ave, corner of 87th Street from 10am-6pm.
- City Council is being responsive in lead and housing. Additional hearing with housing and buildings with more protections with rent protected.
- Hearing about Horses into the park at W 72nd Street
- DV Awareness Month- big event with NGBV
 - Questions: Bicycle Safety- Bike Lanes- Ans: Called for a protected two way bike lane on CPW. DoT is preparing a presentation on this issue.
 - M. Diller: Can we use political pensions to promote women on corporate boards? Ans: what they can do in California is different than we can do in NYS and NYC. I will look into it.
 - P. Spain: Columbus Ave, is ripped up? Plastic walkway to help people walk or bike? Ans: ConEd work is being done and D o T decided to repave the entire street.

Richard Gottfried, NY State Assembly, (75th District):

- Speed Camera has been restored by schools. Governor overrides the provision in the state law to allow these cameras to come back online.
- Rally on CPW- calling for a protected bike lane on CPW
- Supertall Building- Legal challenge on zoning grounds
- Three provisions on the ballot this November- # 2 and 3- affect CBs

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

- Town Hall MTG- Tuesday at 6pm.
- House is adjourned until after the election
- Senate is in session and voting on the Supreme Court Nomination. Never seen a judge come in with a partisan rant against him. A judge who is going to have to be bi-partisan. Shown resentment toward the Democrats. How can he sit on issues that Democrats have an interest? This should disqualify him.
- We face a real challenge to our process. A President who attacks the free press and judiciary. Real challenge and we have a system of checks and balances and the current government has refused to hold the administration accountable. We are not holding the hearings. Partisan control changes hands we will hold them accountable and hold the hearings. Determined to change this process and hold the administration accountable and justify what they are doing.
- Provision in Constitution- any civil officer may take any gifts from foreign power without the consent of Congress. President Trump has never divested his interests from his companies- hotels and business- money in his pocket. Brought lawsuit against the President and ask to see tax returns. 1924 Law- government can see returns of any one.
- Hannah W. is the new representative.

Questions:

Community Board 7/ Manhattan

- Land Marks Commission- Salvation Army Residence – residents are being harassed to leave the residency. Talk to Hannah.
- A. Albert: Q: Amtrak is being destroyed by Delta Airlines CEO. Is there anything to be done about Richard Anderson? A: Govt has kept Amtrak on a small budget. We will try to push to restore Amtrak. Amtrak profit making is the NE. We want to keep it a national and not just NE but not at the expense of NE
- M. Diller: Q: What do we get if we win? A: order that he must divest all his interests and hopefully an accounting of how much he has to give back to the treasury. No clear cut why to say it is criminal or impeachable.

Scott M. Stringer, New York City Comptroller:

- Affordable Housing 425,000 apartments lost who rented from \$1000 or less. Renewing rent laws- we can pass laws that can remove loopholes. We need to organize now to preserve housing. We need to look at rezoning.
- Charter Revision Commission- Ideas about another charter commission. Proposals on ballot in November should not be supported. Should not be limiting terms for Community Boards. Civic engagement is bigger than what is defined. How do we empower CBs?
- Create a city government in 2019 before 2020 change over.

Reports by Elected Officials' Representatives:

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

- Participatory Budget Neighborhood Assemblies: Wednesday, October 3rd at Hamilton Grange Library at 6pm or Thursday, October 11 at Bloomingdale Library at 6pm

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

Caitlyn Letterii, Office of Assembly Member Linda Rosenthal (67th District):

- Need a Free Flu Shot? Wednesday, October 24th from 10am-1pm at 230 West 72nd Street Suite 2F
- Free Mammogram Day, Friday, November 16th from 10am-4pm at 230 West 72nd Street, reserve an appointment by contacting 212-873-6368
- Lymphedema Info Packets Bill Signed into Law. Raise awareness about lymphedema was signed into law.
- Voter Registration Day on the UWS. Volunteers at subway stations to register new voters.

Stephanie Bazell, Office of State Senator Brad Hoylman (27th District):

- Avoid the Flu! Visit office on November 30th to receive a free flu shot. Appointments between 10am-12pm must be made in advance. Call 212-633-8052 to make an appointment. Office located at 322 8th Avenue at 26th Street, Suite 1700.
- Fighting to save the neighborhood services for boys and young men. Urging the Board of Trustees of the Boy's Club of New York to postpone the sale of the historic 117-year old Harriman Clubhouse on East 10th Street and Avenue A.
- Release of Public School Test Scores. Letter sent to NYS DOE demanding that the test scores be released at once.

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

- Emergency Preparedness Training: Thursday, October 11th at 1-3pm located at JASA Club 76 Senior Center, 120 West 76th Street.

Jennifer Greer, Public Advocate Letitia James' Office:

- Put in your testimony about the Charter Revisions. Get your voice heard.

Business Session:

Community Board Elections

Josh Cohen, Chair of the Committee

- Each candidate gets three minutes to speak. You can ask questions of the candidate. Speaking is done by picking numbers.
- When you get a ballot- vote one person for chair, vote two people for vice chair, vote two for secretary.
- Please sign the ballot.

Chair Candidates spoke: Roberta Semer, Richard Asche, Michelle Parker

Vice Chair Candidates spoke: Polly Spain, Audrey Isaacs, Amy Hyman, Andrew Riggie

2nd Round Vote needed

Chair Vote between Roberta and Michelle

Vice Chair between Polly, Andrew, and Amy

2018-2019 Election Results

Chair of Board: Roberta Semer

Vice Chairs of Board: Amy Hyman and Andrew Riggie

Co-Secretaries: Sara Lind and Lolita Ferrin

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

1. **91 Central Park West** (West 69th -70th Streets.) Application #19-29140 to the Landmarks Preservation Commission to amend Certificate of Appropriateness 19-09891 to replace windows.

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

- The applicant came before the Committee in February 2017 with a proposal to replace all the leaded colored glass windows and doors with new clear glass windows and doors which incorporated only the decorative stained glass elements on the 16th and 17th floors of the eastern penthouse (Penthouse A). The Committee disapproved the application, stating that “only retaining the original stained glass elements of the “special windows”, while eliminating the original leaded glass component is inappropriate to the historic character of these special windows within the building and the Historic District.”
- A modified version of the application was subsequently approved by Landmarks, where the existing leaded glass gridding patterns would remain, along with the decorative stained glass, but the individual colored glass panes would be replaced with clear glass.
- The applicant now proposes to modify the LPC-approved designs for the replacement windows and doors to eliminate all leaded glass gridding and all decorative stained glass elements at the 16th floor windows in order to bring in more light and allow for unobstructed views out. This change would

also relate more closely in design to the recently-replaced windows in the adjacent penthouse apartment which are also now clear glass.

The Preservation Committee of Community Board 7/ Manhattan believes that while these “special windows” may not be original to the building, they have been an integral part of the architectural character of the building for most of its life. The Committee strongly believes the proposal to replace the existing leaded glass windows and doors with simple clear glass windows and doors on the 16th floor is inappropriate to the historic character of the building and the Historic District.

Questions:

M. Diller: One year ago a compromise was struck, concerned about what it means to give more with each asking. Eventually you get what you want. Believe that what was approved by Landmarks is the compromise.

P. Samton: This is an example of stained glass and to get rid of it because someone is coming back for another taking.

H. Yaruss: Change the windows as fit since they are not visible to the street. Ans: Even though it is not visible it is still special and Landmarks cannot without a public hearing approve or disapprove the request.

S. Robotti: They do not deserve the windows if they want to get rid of them. It is intrusive to say that they cannot change the windows.

M. Parker: These are leaded windows, will this affect? Ans: Term for a decorated glass. Not the stuff that can harm people.

M. Fiegel: Disturbing that they think they can get other responses from us. These are special windows in a landmarked building.

R. Robbins: What has changed between this year? Ans: One argument is that the apartment is for sale and they are having difficulty selling because of the windows with leaded glass are obstructing the view. Apartment was sold for 18 million according to Streeteasy.

S. Lind: Is there a concern that the Landmark will approve. Ans: repair and enhancing view the last time. More major change all this is historic.

J. Rausch: Stained glass is not original to the building. Ans: no one knows for sure.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed replacement windows and doors.

Vote: 37-2-1-0

2. **202 Riverside Drive** (West 93rd Street.) Application #19-28623 to the Landmarks Preservation Commission to modify a mechanical bulkhead at the roof.

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

- The existing elevator machinery is in poor condition and in need of serious repair, but parts are no longer available.
- The “drum type” mechanism will be replaced with a “bottom traction” mechanism.
- A new wheel room will need to be constructed above the existing elevator bulkhead at the roof level. The wheel room will add eight feet of height to the bulkhead, and will expand horizontally to the east (furthest away from the street facades.)
- The new enclosure will be clad in the same dark green/ gray corrugated metal as the existing elevator bulkhead.
- It will be partially visible from several points in the public way, but only at the same instances that the existing bulkhead is already visible.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed addition to the existing elevator bulkhead is minimally appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the enlarged elevator bulkhead.

Vote: 38-0-0-0

3. **720 West End Avenue** (West 95th – 96th Streets.) Application to the Landmarks Preservation Commission for construction of an eight-story extension on West 95th Street, facade restoration, entrance modifications, rooftop addition, enlargement of existing windows, new window openings.

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

The overall scope of the project is the conversion of an existing 15 story Emery Roth building originally constructed as an apartment hotel in 1927 into a 116 unit apartment building.

There are several components of the application:

A. Restoration and renovation work to the existing building includes the following:

- i. Enlargement of the existing service doors at the north end of the West End Avenue façade to be 7'-4" wide x 9'-0" high. Doors will be flush metal, painted finish.
- ii. Replacement of the existing front entry doors with new wood and glass hinged doors.
- iii. Restoration of the existing marquee, which the applicant believes is still present beneath the existing aluminum cladding.
- iv. Stripping the paint from the existing rusticated limestone base, and repairing and restoring the limestone.
- v. Replacing all the existing double-hung aluminum one-over-one windows with new thermal double-hung aluminum windows. (This part of the application is being reviewed at staff level).
Light beige color to approximate limestone color.
 - At street facing facades and at east-facing façade along 95th street, all windows will have simulated divided lites, modelled on the original six-over-one configuration,
 - All courtyard facing windows to be one-over-one.
 - At the far ends of the two street facing facades, the existing end column windows will be from 4'-7" to 6'-0" wide, creating a "grander" statement to bracket the ends of the two primary facades, a design element frequently employed in other Emery Roth buildings. The wider window will be double-hung, ten-over-one.
 - At the front (south) end of the east façade along 95th Street, a new column of window opening will be created above the roofline of the new eight story infill structure. The new openings will be 4'-0" wide, aligning in height with the adjacent windows. The windows will be six-over-one double hungs.

B. A new one-story penthouse structure will be added at the roof level, with a mechanical bulkhead enclosure above.

- i. The new penthouse follows the precedent of numerous one story penthouses frequently present in other Emery Roth apartment buildings and in similar apartment buildings constructed in this era.

- ii. The penthouse will be set back 15 feet from the two street facades, 10 feet from the side and rear facades. It will be 13 feet tall above new built up roofing. (14 feet total above the existing roof level.)
 - iii. The facades will be clad in limestone facing blocks, light gray in color to relate to but distinguish themselves from the creamier color of the limestone base and decorative limestone elements of the building's original facades below.
 - iv. Fenestration will be the same along the entire length of the two street-facing facades - a single French door pair with a fixed transom above. Dark gray metal finish.
 - v. The existing metal chain link fence that sits at the building's parapet wall will be replaced with a new lower glass railing with thin metal cap.
 - vi. A new zinc clad mechanical bulkhead will be constructed above the new penthouse. Color to light gray to blend with limestone cladding below. Railing to be simple black metal, with vertical bars.
 - vii. All sides of the penthouse structure will be partially visible from multiple locations within the public way. This is typical of many original penthouse structures in buildings of the same era.
- C. In the adjacent 25 foot wide empty lot to the east, a new eight-story building will be constructed, internally unified with the existing building but architecturally distinct in its façade to read as a separate, newer structure.
- i. The façade will be articulated using simplified versions of the vocabulary of the adjacent structure, including a rusticated base, a masonry mid-section with punched window openings and streamlined architectural details, and a more detailed "attic" story capped by a simplified metal cornice.
 - ii. Building to have a small limestone base, with the balance clad in light beige Roman brick, 2" x 16" in varying methods of installation. At the ground floor, the brick will be installed in a rusticated manner, capped by a brick cornice. The building's midsection will have brick with shallow alternating recessed brick courses, capped by a simple decorative brick band. At the top "attic" story, the brick installation will be more highly articulated with more deeply recessed alternating brick courses.
 - iii. The fenestration will be prefinished dark gray metal windows in metal framed enclosure boxes which project slightly forward of the brick façade.
 - iv. At the ground level, a paneled dark gray metal garage door and separate metal egress door entry door will be encased by a simple limestone surround.

The Preservation Committee of Community Board 7/ Manhattan believes that the restorative work and modifications to the facades of the existing building, the design of the new one-story penthouse addition with mechanical bulkhead above, and the design of the new eight-story infill building are all reasonably appropriate to the historic character of the building and the Historic District.

Given the visibility of the penthouse from many areas of the public way, the Committee strongly urges the applicant to modify the proposed limestone cladding color of the rooftop addition to approximate the color of the limestone elements of the building's street-facing facades below. Two other recommendations include the addition of more detail at the replaced main entry doors on West End Avenue, and revisiting the overall design of the penthouse fenestration in terms of window spacing, window opening proportion, window size, etc. in order to create elevations that are more visually harmonious with the main facades of the building below.

While not formally agreeing to the committee recommendations, the applicant agreed to seriously consider changes based on these recommendations.

Community Member:

Community Board 7/ Manhattan

Henrietta Katzeo: Concern about the owners contractors have violations are not licensed. Impact on the lives and treatment of workers. Working at 11pm and 6am. Who will provide oversight of the work?

Question:

R. Asche: Why is construction occurring in the building...maintenance has to be done. We will see what is happening.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed eight-story extension on West 95th Street, the facade restoration, entrance modifications, rooftop addition, enlargement of existing windows, and new window openings.

VOTE: 40-4-1-0

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and Christian Cordova, Co-Chairpersons

Resolutions Re:

Alteration application to the SLA for an existing liquor license:

4. Re: 430 Amsterdam Avenue (West 81st Street)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new application to the SLA for a two-year liquor license by Third Avenue Restaurants Inc, d/b/a Jake's Dilemma.

Vote: 35-0-0-1

5. 320 Columbus Ave (West 75th Street). New application to the SLA for a two-year liquor license by Miznon UWS LLC, d/b/a Miznon.

BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the new application to the SLA for a two-year liquor license by Miznon UWS LLC, d/b/a Miznon.

Vote: 37-0-0-2

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

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following:

- **269 Columbus Avenue** (West 73rd Street) Fish 269 LLC, d/b/a The Flying Fisherman.
- **359 Columbus Avenue** (West 77th Street) 8th Hill Inc., d/b/a 8th Hill Inspired Mediterranean Cuisine.
- **377 Amsterdam Avenue** (West 78th Street) Tacos Los Vaqueros, LLC, d/b/a To be Determined.
- **2791 Broadway** (West 108th Street) Francesco Capolongo, d/b/a To be Determined.

Vote: 38-0-0-0

7. Re: Unenclosed Sidewalk Café Renewals:

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following Unenclosed Sidewalk Cafés Renewals:

- **452 Amsterdam Avenue** (West 82nd Street.) Renewal application #2034413-DCA to the Department of Consumer Affairs by PB Wealth, Inc., d/b/a Senn Thai Comfort Food, for a four-year consent to operate an enclosed sidewalk café with 4 tables and 8 seats.
- **2740 Broadway** (West 105th Street.) Renewal application #1222176-DCA to the Department of Consumer Affairs by Silver Moon Bakery, Inc., d/b/a Silver Moon, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.

8. Re: 1900 Broadway (West 63rd – 64th Streets.)

BE IT RESOLVED THAT Community Board 7/ Manhattan _____ renewal application #1282969-DCA to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a four-year consent to operate an enclosed sidewalk café with 38 tables and 76 seats.

Vote for 7 and 8: 38-0-0-0

9. Re: 2672 Broadway (West 102nd Street.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** renewal application #1472635-DCA/ ULURP#N170469ECM to the Department of Consumer Affairs by Mexican Festival NYC, LLC, d/b/a Mexican Festival, for a four-year consent to operate an enclosed sidewalk café with 19 tables and 56 seats.

Vote: 36-2-1-0

10. Re: 240 Columbus Avenue (West 71st – 72nd Streets.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application/Change of Ownership #644-2018-ASWC/ ULURP#N180237ECM to the Department of Consumer Affairs by Café Tallulah, LLC, d/b/a Café Tallulah, for a four-year consent to operate an enclosed sidewalk café with 12 tables and 40 seats.

Vote: 37-4-0-0

11. Re: 417 Amsterdam Avenue (West 80th Street.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application #12939-2018-ASWC to the Department of Consumer Affairs by BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 19 seats.

Vote: 40-0-0-0

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

12. Re: Stranger's Gate. Creating an open vista into Central Park at Central Park West and 106th Street. **Joint with Parks and Environment Committee, Ken Coughlin and Klari Neuwelt, Co-Chairpersons**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the creation an open vista into Central Park at Central Park West and West 106th Street.

Comments:

P. Fischer: This was brought before the board previously. Losing parking spots. Answ: there is no loss of parking spaces. Even swap.

Vote: 38-1-2-0

13. Re: Implementing dedicated loading zones on Central Park West and West End Avenue.

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.

P. Cowley: Will loading zones allow for parking during night time? Ans: Too early in proposal to suggest that.

We are looking for MTA just to look at this. Friendly amendment accepted.

C. Cordova: Eligibility Ans: near fire high, big buildings, parking spots,

Community Board 7/ Manhattan

J. Rausch: Residential streets, opening up a precedent that DoT does not entertain, no one will be happy. Ans: this allows parking in space places and not double parking.

M. Rosenberg: Loading zone on side streets An: have to start somewhere

D. Kleinman: Commercial traffic will be allowed on West End Ave. And: give a space to stop in a safe place

R. Robbins: Trucks making deliveries and they have nowhere to go. We want to make sure that they have safe places to conduct business.

S.Lind: Spoke about reinforcement with Captain.

K. Coughlin: 40% of books are delivered by Amazon. Truck drivers are delighted to have a space.

J. Adolf: Transportation considers the driving lanes and restoring them. Ans: Will make driving smoother.

R. Asche: Limit time that they can park. Suggest that time is limited

Vote: 34-2-7-0

14. Re: Creating a protected Bike Lane on Central Park West.

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.

Comments:

Andrew Rosenthal: CPW lives on 22 years, need bike lane

Willow Seltzer: would make it safer

Bill Amstutz: Maddie (latest victim) protected bike lane

Reed Rubey: CB6: 2007 DoT- two way bike lane on Prospect Park West Found: installed 2009- crashes resulted in injuries went down by 60%.

Shaneve Tripp: Bus driver cut her off- this is not unusual. Drivers are aggressive

CB:

Amy Hyman: How are we enforcing this? Ans: Every meeting to get 911 to enforce

Richard Asche: What will this look like? Ans: We do not know but we are asking them to plan. They agreed to plan and will come back on January

R. Robbins: Protected bike lane on Amsterdam- much safer for ped and bikers.

Vote: 37-3-0-0

15. Re: 2642 Broadway (West 100th Street.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** 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.

Vote: 40-0-0-0

16. Re: Secondary Street Naming, Gary Lincoff.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by The New York Mycological Society to name secondarily the Northeast corner of Amsterdam Avenue and West 95th in honor of Gary Lincoff.

J. Adolf: Negative votes: R.Robbins: don't like using street names to honor a person. K. Coughlin: not play favorites- many deserving people.

P. Cowley: Can you add a picture of a mushroom? An: make that request.

Vote: 29-10-2-0

17. Re: Secondary Street Naming, "Sesame Street"

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the request by "Sesame Street" to name secondarily the Southeast corner of West 63rd Street and Broadway in honor of Sesame Street.

Vote: 27-11-2-0

The meeting was **adjourned** at 10:11 pm.

Present: Roberta Semer, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Isaac Booker, Tina Branham, Elizabeth Caputo, Cindy Cardinal, Joshua T. Cohen, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Catherine DeLazzerro, Mark Diller, Lolita Ferrin, Miki F. Fiegel, Sheldon Fine, Paul Fischer, Amy L. Hyman, Madelyn Innocent, Audrey Isaacs, Natasha Kazmi, Doug Kleiman, Blanche E. Lawton, Sara Lind, Jennifer Markas, Ira Mitchneck, Lillian Moore, Klari Neuwelt, Jennifer Nitsky, Gabrielle Palitz, Michele Parker, Tinia Pina, Jeannette Rausch, Seema Reddy, Andrew Rigie, Richard Robbins, Suzanne Robotti, Madge Rosenberg, Melissa K. Rosenberg, Katie Rosman, Peter Samton, Susan Schwartz, Ethel Sheffer, Polly Spain, Howard Yaruss

Housing Committee Meeting Minutes

Louisa Craddock and Melissa Rosenberg, Co-Chairpersons

October 3, 2018

Present: Louisa, Craddock (LC), Susan Schwartz (SS), Ira Mitchneck (IM), Lolita Ferrin (LF), Melissa Rosenberg (MR). **Non-Committee Members Present:** Mark Diller (MD), Roberta Semer (RS)

Meeting was called to order at 7:06 p.m.

Item 1. Presentation on 421-a from George Sweeting, Deputy Director, NYC Independent Budget Office.

- IBO background
 - IBO takes requests for reports and analysis from elected, agencies, and Community Boards, as well as members of the public.
 - IBO also does independent research.
 - They function similarly to the Congressional Budget Office.
 - IBO's numbers and analyses are only advisory.
- History of 421-a
 - Originally intended as a development program, not affordable housing
 - Became affordable-housing focuses in 2015-2017
 - Established in 1971 when there was little development in the city and many were fleeing to suburbs
 - Multifamily new construction on vacant or underutilized land
 - 10 year tax abatement
 - Allowed citywide, as of right
 - Rents had to be set 15% lower than surrounding area rents
 - Units rent regulated for 10 years
 - About 35,000 units built
 - Major changes in the 1980s
 - Added Geographic Exemption Area (GEA) in 1985
 - Sparked by Trump Tower getting 421-a
 - GEA from 14th-96th in Manhattan
 - Certificate program – Developers could still get 10-year abatement within GEA with offsite affordable housing
 - Affordable developer sells certificate to other developer. Affordable developers uses equity to build units. Market-rate developer gets tax abatement.
 - 20-year abatement for 80/20 buildings
 - No tracking of the affordable units created
 - Smaller changes in 1990s
 - Added 20-year exemption
 - Longer affordability of 25 years
 - E.g., Riverside South development
 - City did a big review of the program in 2006-2008
 - Ended the Certificate program
 - Expanded the GEA
 - Wanted \$100k/unit exemption cap on non-affordable units
 - Ended up at \$65k after negotiating with state
 - Affordability for 35 years
 - Recession hit in 2008 – Did not see impact of changes immediately
 - Many projects halted during construction
 - Condo projects changes to be rentals
 - State lengthened allowable construction period/time before conversion to permanent financing so developers did not lose 421-a exemption
 - De Blasio administration put forward proposal for more changes in 2015

- No eligibility for condos
 - Affordable units had to be onsite
 - Deeper exemptions for deeper affordability
 - Governor added a prevailing wage requirement on 421-a projects
 - Very costly for developers
 - Needed agreement of unions to pass new law
 - Increases cost by 20-30%
 - Still could not reach agreement with units – no 421-a in 2016
- Passed Affordable NY in 2017
 - About 300 units have been developed under this version of 421-a
 - Have almost prevailing wage requirement for employees, based on borough of construction
 - \$60/hour in Manhattan
 - \$45/hour in Brooklyn and parts of Queens
 - 35 year exemption
 - Condos allowed outside of Manhattan
- 421-a and rent regulation
 - Market rate units- had to register rents with DHCR
 - City was not strict with registration
 - Developers often inflated legal rents and gave preferential rents
 - Units are exempted from regulation if they exceed luxury decontrol threshold
 - Poor registration compliance
 - Responsibilities split among agencies
 - HPD approved project
 - DOF gave tax abatement
 - DHCR was monitoring rent registration
 - Propublica report revealed degree of noncompliance- compliance especially poor on small projects outside of Manhattan
- IBO study on inefficiency of 421-a
 - N=17,000 units
 - About \$2.5B in benefits wasted
 - Raised land prices
 - Original landowner benefitted the most while doing nothing
 - Tax burden was not fairly born by 421-a condo owners
- Committee members suggested looking at property tax for owners as a future housing committee meeting topic.

Item 2. Update on NYCHA Succession Forum.

- Because Roberta and Madelyn were not present to discuss, planning was tabled until November.

The meeting was adjourned at 9:05 p.m.

Parks & Environment Committee Minutes

Ken Coughlin and Klari Neuwelt, Co-Chairpersons

October 15, 2018 7:00 PM

Committee Members Present: Ken Coughlin, Co-chair; Klari Neuwelt, Co-chair; Cindy Cardinal; Natasha Kazmi; Jennifer Markas. **Parks & Environment Committee members absent:** Steven Brown; Jennifer Nitzky; Tinia Pina; Susan Schwartz. **Transportation Committee Members Present:** Andrew Albert, Doug Kleiman, Sara Lind. **Non-Committee Board members present:** Page Cowley, Mark Diller, Ira Mitchneck, Roberta Semer.

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

Neuwelt began the meeting by noting the attendance of members of Boy Scout Troop 52. Invited to speak, troop members explained that they were attending as part of working towards their Citizenship in the Community merit badges. Troop 52 is based in the Upper West Side. Applause followed.

1. Brief update on AMNH Gilder Center Construction Project.

Community Board 7 Chair Roberta Semer gave an update on construction of the American Museum of Natural History's Gilder Center. CB7 is a participant in a task force that monitors the construction and its impact on the community. Semer reported that:

1. The New York Times Capsule has been safely removed and is in storage off-site;
2. Trailers have been installed on the Ross Terrace and the lower terrace and fountains were reopened at the beginning of September;
3. The temporary path into the park at 80th Street has been completed and opened on September 25th;
4. The trees in the pedestrian islands at 79th Street have been replanted in Theodore Roosevelt Park and the islands have been removed;
5. The site fence is being constructed and the bicycle path has moved into a temporary lane and the pedestrian path will soon be moved into its temporary path;
6. Protections for trees are underway;
7. The museum has contributed the first \$100,000 for maintenance required under a recent agreement arising from the EIS public review process for the project.

In response to a community question, Semer said that the construction task force sends out e-mail updates every couple of weeks. She gave the URL for members of the community to receive Gilder Center construction updates: <https://www.amnh.org/about-the-museum/richard-gilder-center-for-science-education-and-innovation/contact-us>. She said that further questions could be directed to her informally in the hallway.

Later in the meeting, a member of the group Community United To Protect Theodore Roosevelt Park interrupted the discussion of the Rotunda project (see below) to say that Semer's discussion of the AMNH's Gilder Center project had not been accurate because she had not mentioned his organization's litigation concerning the project. Semer replied that CB7 is not taking a position on the lawsuit and has no information on it. Neuwelt noted that a member of his organization had described the litigation as a public speaker at CB7's October Full Board meeting, and that any member of the public may speak for a minute on his or her chosen topic at every Full Board meeting.

Community Board 7/ Manhattan

2. Presentation by NYC DOT about their plans to reconstruct the 79th Street Rotunda. Joint with the Transportation Committee, Andrew Albert and Howard Yaruss, Co-Chairpersons.

Presenting were Nick Roberts, Project Manager and Engineer at HDR, the consulting engineering firm working with the New York City Department of Transportation (DOT) on the project; and Joannene Kidder, Executive Director of Community Affairs at DOT. Also in attendance were Rahul Saggar, Structural Engineer; Craig Fisher, part of the design team; Katie Riley, NYC Department of Parks & Recreation, who is coordinating the DPR's participation in the project; Margaret Bracken, Landscape Architect for Riverside Park; **Benjamin Kramer**, Deputy Administrator for Riverside Park; and DOT Community Coordinator Colleen Chattergoon.

Neuwelt prefaced the discussion by explaining some background: Riverside Park is a world-class, landmark park that is heavily used by the community, by other New Yorkers and by many tourists. It also contains a substantial section of the Hudson River Greenway, said to be the most popular bicycle path in the nation. Built in 1936/1937, the Rotunda has had no major rehabilitation since first constructed and is in growing disrepair. The rehabilitation of the Rotunda has been on CB7's list of capital priorities for many years.

DOT made a preliminary presentation on the rehabilitation of the Rotunda and restoring the 79th Street bridge over the Amtrak tracks to a joint meeting of CB7's Parks & Environment and Transportation Committees on June 19, 2017, followed by a presentation and extensive responsive discussion at a joint meeting of the two committees on February 26, 2018. CB7 highlighted community and committee concerns about the project in a letter to DOT dated March 14, 2018. The letter referenced a number of substantial concerns both about the permanent design and about the impacts on our neighborhood during the extensive construction period. Following an April 3, 2018 "All Agency" meeting concerning the project, CB7 wrote a second letter dated April 16, 2018, raising additional concerns. The Parks & Environment Committee Co-Chairs had distributed both letters to committee members in advance of this meeting.

Neuwelt said that the joint committees had expressed concerns regarding how the project will affect the park and how disruption from construction can be minimized. She noted that the meetings and letters were followed, most recently, by an October 3, 2018, site visit attended by many CB7 members, which she said was helpful in educating board members on the physical aspects of the project.

Roberts narrated a PowerPoint presentation reviewing the project's outlines and highlighting new material since DOT's previous presentation to the committees. He said that the project's scope continues to be both the comprehensive rehabilitation of the Rotunda and the restoration of the 79th Street bridge over the Amtrak tracks to a "state of good repair". Roberts explained that the existing Rotunda has three levels: the traffic circle (top), the pedestrian plaza level, where the current restaurant concession operates (middle), and the garage (lowest).

At the top level, the project will involve the replacement of the steel beams and complete superstructure replacement of the traffic circle and ramps. All existing stone will be cleaned and repointed. The stone-faced concrete barriers (parapets) at the traffic circle will be reinforced with a reinforced concrete core and then refaced with the original stone. However, to increase cyclist safety, the height of the barriers will be raised to a

total height of 42 inches to meet current safety standards, with the addition of a metal railing on top. New lighting will be installed, and current drainage systems will be replaced.

The scope of work at the pedestrian level will include: adding 5,600 square feet of office space for DPR, adding a 4,000-square-foot multi-use space on the south side of the pedestrian level (opposite existing similar space on the north side that is part of the current concession) that may significantly add to the service space available to the concessionaire, constructing an ADA-compliant ramp on the Rotunda's south perimeter that will connect the street level with the pedestrian plaza level, restoring the fountain to working condition and restoring the Rotunda's existing masonry and Guastavino tile ceilings.

At the garage level, various upgrades will expand the DPR Maintenance and Operations offices and address water infiltration and drainage, among other goals.

Roberts said that new to the plan is an effort to create a safer facility for cyclists traveling to and from the Greenway via the traffic circle. Toward this end, the vehicle lane widths leading to and from the circle and on the circle itself will be narrowed by using a new high-friction red surface treatment that will discourage both motor vehicles and cyclists from straying outside of the vehicle lane. Cyclists and motor vehicles will share the narrowed 18-foot lane, with the presence of cyclists being indicated by painted "sharrows" (pictographs) on the road surface, as is currently the case. Appropriate signage will mitigate risks, and in response to a committee member question Roberts said that DOT can follow up by showing the committees the signage plan.

Items to go before LPC:

Roberts said that the portions of the project that must be approved by the Landmarks Preservation Commission (LPC) are the historically meaningful elements, including replicas of the original turtle sculptures surrounding the fountain, the Guastavino ceilings, the railings for the stairs, the terrace tile grilles, the replacement bluestone paving, and the hexagonal field tile and quarry tile. He said that new elements will use materials and finishes that complement the materials and finishes found throughout Riverside Park. At some point in the discussion, in response to a question, he said that LPC might also be interested in the proposed rough red surfaces proposed for the traffic circle area.

Neuwelt asked whether the new ADA ramp won't become an attraction for cyclists. How will this not happen? Roberts replied that it's not super-attractive to cyclists because there are a lot of switchbacks at the bottom.

Board member Page Cowley asked whether skateboarders might be drawn to the ramp. Roberts doesn't think this will become an issue, either. Cowley asked about drainage on the ramp. Roberts said there are drainage structures at certain points along the ramp.

Board members also questioned the adequacy of the ramp's handrails. Would the rails be on only one side? Roberts said that there would be handrails on only one side in the upper portion of the ramp and on both sides further down. Board member Mark Diller said that, as someone who had recently had mobility challenges, he questioned the wisdom of providing of only one railing in the upper portion.

Staging and traffic issues:

Roberts said that pedestrian and cyclist access to and from the river level at 79th Street will be maintained throughout the project, although cyclists will have to walk their bikes through the construction area along the pedestrian route. Emergency vehicle access will also be maintained throughout.

Construction that will impact traffic will be in three stages:

Stage 1: 10-12 months. The SB Henry Hudson entrance ramp will be closed, as well as exit and entrance from the NB HH. Most of the traffic circle will be closed, but the left turn from the SB HH exit ramp will be maintained, although exiting traffic will make a sharp left and travel along the north side of the circle to 79th Street.

Stage 2: 10-12 months. The SB HH entrance ramp will remain closed, as well as exit and entrance from the NB HH. The left turn from the SB HH exit ramp will be maintained and traffic will travel around the circle in the current counter-clockwise pattern.

Stage 3: 2-3 months. No HH traffic in either direction will be able to enter or exit at 79th Street. This work will take place during the summer when traffic volumes are lower. It is anticipated that much of the SB traffic that would normally exit at 79th will exit the parkway at 95-96th.

The two “cloverleaves” east of the HH are low volume and will be closed throughout the work.

All three stages require the detour of the M79 bus. Plans are for the bus to make a right on Riverside Drive, make a left on 72nd, a left on West End Avenue, and then north to 79th with a layover at Riverside Drive and 79th. Roberts said a dry run of this route has been done. Although buses are not currently allowed on West End Avenue, the M79 will be allowed on it for the duration of the project.

Roberts said that about 30 additional traffic control agents will be deployed at various locations around the Upper West Side to address traffic issues.

The garage will be closed throughout construction, and those currently parking there will have to find other arrangements.

Semer asked if DOT will be setting up a hotline for the community. Kidder said that they will be establishing an aggressive social media outreach program, with a Facebook page for the project and a dedicated phone line. They also will use Twitter extensively. Significant press outreach is also planned, particularly at the start of construction. DOT will regularly attend CB7's monthly District Services Cabinet as well.

Transportation Committee Co-chair Andrew Albert asked what kind of signal changes are planned on roads like Broadway that may be affected by the car traffic diversions. Roberts said they are working with DOT's signals group, and that traffic enforcement agents will cover the entire Upper West Side.

Neuwelt asked whether DOT can actually finish the final design and start construction in the same year (2019). Roberts said yes, because the design phase is anticipated to end early enough in 2019. Traffic impacts during

construction will last about 27 months, so other aspects of the project will result in total construction time of about 36 months.

[Gilder Center interruption]

Discussion of cyclists on the traffic circle:

Committee co-chair Ken Coughlin first asked whether DOT has any plans to take this opportunity to improve cyclist protection on the section of 79th Street leading to the circle. Roberts said that this is not part of the project but Chattergoon said that DOT would look into doing that,

In answer to a question from Coughlin, Roberts said that the red surface treatment on the traffic circle's north side would be 9 or 10 feet wide. Coughlin said that this seemed like a missed opportunity to instead install a physically protected bike lane around the circle, for which there seems to be room. He suggested that forcing cyclists to mix with motor vehicle traffic, including the M79 articulated bus, in an even narrower lane would be more dangerous for cyclists, not safer. Roberts said that forcing cyclists into the narrower lane and therefore further from the traffic circle's periphery would improve sight lines for drivers entering the circle from the southbound Henry Hudson Exit Ramp. Drivers would be more likely to see a cyclist in the circle. Coughlin countered that other traffic calming treatments could be used where the ramp enters the circle to slow traffic and improve sight lines, such as speed tables, flashing lights. Roberts pointed out that the stop sign where the ramp meets the circle is generally ignored. He also said that DOT would be wary of putting additional weight on the circle, such as might be needed for a segregated lane for cyclists.

Mark Diller said he travels on the circle by bicycle nearly every day and echoed Coughlin's concerns about putting cyclists in a narrowed motor vehicle lane. He suggested that in the absence of physical separation for cyclists, flexible plastic bollards might be used. Diller said that putting cyclists into a narrowed lane to blend in with traffic with eager drivers where entrance and exit ramps cross one another puts cyclists at greater danger. Cowley worried that drivers and cyclists won't be able to see the dark red pavement treatment at night or in the rain.

A community member said he feared that narrowing the traffic circle to one lane would clog it. Saggar said that although it is currently nominally a single lane now, it effectively operates as two lanes, but this will no longer be possible.

Cowley asked whether patrons of the concession will arrive by taxi or taxi alternatives, and if so where they will be dropped off. Roberts said that DOT knows there are issues with drop-offs but he did not specify how these issues will be addressed.

Discussion of an elevator and the two trash dumpsters:

Cowley asked whether DOT must go before the Public Design Commission as well as LPC. Roberts said yes.

Cowley and others asked why outside elevators weren't considered in addition or instead of the ADA ramp. Members feared that the ramp's many switchbacks will put people off and that going up the ramp will be

difficult. Kidder said that an elevator was considered, but that DPR would have to maintain it and was unwilling to take this on. Moreover, she said that LPC would likely not approve an elevator. Bracken said that an elevator was discussed extensively, but it was believed not to be practical for multiple reasons. The concessionaire couldn't maintain it, because the concession is seasonal. Elevators often break and become a safety issue.

Neuwelt raised the issue of relocating the two large trash dumpsters used for concession garbage that are currently located alongside the path at the river level that will soon be mandated for cyclists to use as part of the "Rosenthal Bypass". She said that Roberts' consistent response when this issue has been raised that it is a DPR "operational" issue that is not within the scope of this project is not satisfactory, because if this is not addressed now we will find the garbage there forever because no one had figured out how to integrate it into the concession and keep it off the bikeway. She said her committee is reluctant to give its imprimatur to the portion of the project requiring LPC approval without a solution for this.

Kidder said that the trash containers could be smaller and collected by smaller vehicles, and the concessionaire could be required to use a smaller container. Committee member Doug Kleiman suggested that compaction technology is currently available and could be used.

Neuwelt said that the logical place for the containers is on the plaza level. Kidder said that this needs to be worked out with DPR in its future RFP for the concession. Neuwelt asked if the best we can hope for is language in an RFP years from now requiring the concessionaire to solve the problem. Neuwelt said that at a minimum the committees' resolution should include dealing with the trash containers and that the resolution should reference the future RFP.

Community comments:

Community member Susan Nial expressed concern about the impact of creating the new office space, saying that this is a fragile area. She also worried that the hexagonal asphalt pavers are not robust and will quickly disintegrate, as has happened elsewhere.

Neuwelt asked whether the new interior office space must come before LPC and Roberts said no.

In response to Nial's concerns, Roberts said that the impact of office space on the structure will be positive because DPR employees will be able to keep an eye on the facility and there are no structural issues. Regarding the hex pavers, Bracken said that they have been in use in some parts of Riverside Park for 80 years. DPR is not concerned about their longevity. Roberts added that the pavers will be installed on a concrete base so there will be no settlement issues.

Neuwelt said that the current renderings of the doors at the plaza level are vague. Roberts said that DOT could share with the committee the renderings of the doors that will be given to LPC.

Community member Ray Holst asked what will be done with garage parking spots during construction that are rented to community members. Roberts said that there are no alternative arrangements. Holst asked how much notice will be given to parkers. Katie Riley said that an e-mail was sent within the last month. Neuwelt asked what about when the project is completed – will the garage be run in the same way? Ben Kramer said yes, noting that it is not public parking.

Community member Claudia Desalvo asked what the project's cost will be. Kidder said that DOT can't discuss an estimate in public because it could influence the bidding, but they can give a range. She said the project is fully funded and that it is all City money. The project began 15 years ago but was stalled. In order to move it forward the City decided to fund it itself. The City was on the verge of having to close the facility because of structural deterioration.

Community member Mike Gotkin said that the presenters need to show us more details, like of the railings and the glass. Kidder said that DOT wanted to give a final presentation at this meeting but not go into too much detail, and that it hasn't made final decisions on some of the details. Neuwelt reiterated that we are uncomfortable with the amount of detail in the current presentation, and that we want to see more detailed renderings of the proposed new railing on the stone parapet at the traffic circle and the proposed doors and security gates for the new DPR space at the pedestrian level.

Gotkin asked whether the railing in the traffic circle will match other designs in the park. Roberts said that the new designs there must use traffic detailing for safety reasons. The new designs have to be tested to crash testing requirements and can't be a snagging hazard. They will be a standard DOT design and painted black to match the lampposts.

Traffic impacts:

Albert asked if New York City Transit is on board with the bus diversions. Roberts said that they are aware of them but that the diversions will have to be reevaluated at the time of the project.

Albert asked whether the M79's layover on Riverside Drive will be the first stop as well. Roberts said maybe, or the first stop could be on 79th east of Riverside.

Community member Ellen Azorin expressed concern about traffic. Roberts said that only exiting traffic will be diverted and pointed out that the parkway itself is not closing.

Coughlin asked Roberts to confirm our prior understanding that the cyclist diversion from the waterfront up and over the traffic circle's western edge, aka the Rosenthal Bypass, will be closed for the entire 27-month construction period. Roberts said yes. Bracken said that a "trial" of the bypass will happen in spring/summer 2019.

Gotkin agreed with committee members that narrowing the traffic circle lanes is bad for cyclists and that it will prompt drivers to behave even more aggressively.

Staging issues:

Neuwelt asked where construction materials will be stored and whether it will be on the ballfields adjacent to the river at about 76th Street. The answer is yes, this appears to be the most logical space and the contractor may select the ballfields as the staging area. However, the contractor will have to fully restore the ballfields, so the community will effectively end up with new or relatively new ballfields at that location.

Neuwelt asked whether access to and along the Esplanade (the pedestrian/cycle path adjacent to the river) will be maintained at all times. Kidder said that DOT is putting a lot on the contractor, which must work with DPR and have minimal impact on park use. She said that if the contractor is lifting anything over the Esplanade, it would be limited to about 15 minutes. Neuwelt asked where on the Esplanade materials might have to be lifted. Kidder said that would be left up to the contractor. Neuwelt said that the board and community need to know in advance what will be inaccessible, but that keeping the Esplanade open at all times to park users was extremely important.

Bracken said that DPR and DOT want to expedite the project, and that this will require accepting the need for a large staging area. It's unfortunate that we will lose the ballfields for a time, but we don't want to make things harder for the contractor. She said there are no other alternatives to the ballfields.

Neuwelt asked how the contractor will move materials to the ballfields. Roberts said that they may be able to get special permits to use the parkway. Neuwelt asked whether DOT will be able to be prescriptive in what the construction company can do, saying that NYC, on the Owner's side of the construction contract, has the power to dictate terms. Kidder replied that the more we prescribe, the higher the cost and the longer the duration.

Gotkin asked who members of the community can talk to regarding concerns/suggestions. Kidder advised communicating through the Community Board, or calling 311.

Neuwelt suggested that going through Kidder and/or DOT community liaison staff should also be an appropriate way to submit comments on the project.

Next steps:

Given that the Board and community want more detail on certain aspects of the project and have concerns about cyclist safety in the traffic circle, it was decided that DOT will return and make an additional presentation, probably prior to the Parks & Environment Committee's December meeting. The Co-chairs said that they would arrange a special meeting if DOT's schedule required that. However, the joint committees may vote only on those portions of the project that require LPC approval, leaving questions like the bicycle infrastructure and staging for a later vote.

Neuwelt said that she welcomes DOT returning because this is a huge deal. Kidder said that they want to get the project right but said a special meeting would be good because they don't want to go into December with this. But she said that DOT is down to dotting the I's and crossing the T's. Diller said that we might consider making the special meeting joint with CB7's Preservation Committee.

Gotkin asked to see the presentation to LPC when available. Kidder said that DOT would consider this request.

3. Update on committee discussions.

Elaine Boxer, a Bull Moose Dog Run user, said that she had stayed for the entire meeting to say how pleased she is that the dog run will be funded at \$540,000, is now in the midst of the project's second legal review and if all goes according to plan construction will start in the spring. She thanked Klari, Ken and the committee. Neuwelt cautioned that the project hasn't been bid yet, so we don't know whether \$540,000 will prove to be enough.

108th St. Skate park:

Bracken said that they are working through bids now with the DPR's Capital division. Things seem promising, but the job hasn't been awarded yet.

Neuwelt reminded committee that the board's capital and expense budget priorities for FY2019 will be ranked in order of priority at tomorrow's Steering Committee meeting and invited committee members to attend.

The meeting was adjourned at 10:30.

Preservation Committee – Community Board 7/Manhattan Minutes
October 11, 2018

The Preservation Committee of Community Board 7/Manhattan met on Thursday, October 11, 2018, at the CB7 District Office, 250 West 87th Street. The meeting was called to order at 6:40 pm by Chair Jay Adolf. Committee members Mark Diller and Susan Schwartz participated in the meeting. The following discussions were had and actions taken.

1. **66 West 77th Street** (351 Columbus Avenue.) Application to the Landmarks Preservation Commission for a new ADA ramp for the building entrances on Columbus Avenue
Presentation by: Walter Radtke, Architect, MGA Architecture

The proposed plan is to add an ADA ramp to provide access to the restaurant previously known as Isabella's and the retail store previously occupied by Kenneth Cole. The applicant is the building owner. The proposed ramp would be black metal with 8 feet of ramp to provide an 8" step up to the door, as per the ADA. The doorway in front of the non-historic retail location will be moved to enable the two locations to share the ramp, which would be mostly in front of the retail space to preserve the outdoor, unenclosed seating area in front of the restaurant.

No Community Comments

Committee Discussion:

- The committee agreed that a concrete ramp would be more appropriate visually and would also provide more stability.

The Committee strongly urges the applicant to revise the plans to use concrete for the ramp in place of the black metal ramp proposed.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the proposed ADA ramp with the strong recommendation that the ramp be constructed of concrete.

Preservation Committee: 3-0-0-0.

2. **120-125 Riverside Drive** (West 84th Street). Application to the Landmarks Preservation Commission for a one-story rooftop addition. This project has not yet been calendared for presentation to LPC, although preliminary application for permits has been made to DOB.

Presentation by: Robert Bianco, Architect, PKSB Architects

The proposed plan is to add one-story roof top additions to these two adjacent, connected buildings designed by George Keister, which were built separately in 1900 and 1907, but which are virtually identical. The buildings are an exceptional example of Medieval Revival style and contribute significantly to the Riverside-West End Extension Historic District in style, scale, materials and details. Original stone tracery parapets were removed prior to the 1940's due to damage. A version of this original stone parapet will be installed, using terra cotta on a steel interior framework, behind which a modern glass and metal addition will be constructed. The original parapet was 5-6' tall and 9' at the corners of the building; the new parapet will be 5'6"-8' tall and 11' at the corners of the building. The addition behind the parapet will be 12' in height with another 9' in mechanicals on

top of that. The interior ceiling heights in the addition will be 10'6". Originally the buildings had 2 units per each building, but have long since been renovated and subdivided into rental units – a combination of rent regulated and market rate housing, with a number of empty, warehoused units. The existing cell phone equipment on the rooftop was installed pre-designation; all of the mechanicals will be relocated to the top of the new rooftop addition. There is no plan for resident use of the rooftop. The building at 120 Riverside is 9 stories and 125 Riverside is 12 stories. The primary facades of the additions will be painted aluminum and glass and the secondary facades will be common brick.

Community Comment:

- Kerry Fristoe, 120 Riverside Drive, asked about the proposed length of construction, based on concern that Local Law 11 work has been ongoing for some four years already and is still not complete. The façade work has left the building shrouded in scaffolding and has left many tenants without light or ventilation. She also noted that many apartments are empty and have been warehoused for a considerable length of time and so questions the need for the construction of four new apartments atop the building. The architect was unable to give any estimate of the length of the new construction project.
- Petra Scholder, 125 Riverside Drive, has lived in the building in a studio apartment since the early to mid-1960's and is also concerned about potential disruption from the construction. She noted that the building is already poorly maintained: the connection between the two buildings was out of use for periods of time and the doorman at 120 Riverside was removed several years ago, which poses a hardship for tenants.
- Judith Alcie, 120 Riverside Drive, lives on the second floor and is upset about the loss of the doorman in her building, and the difficulty of navigating the seven steps up to the building and the heavy front doors without the help of the longtime doorman.
- Joseph Levi, 131 Riverside Drive, President of his building's tenant association.
- Lavem Eisenberg, 120 Riverside Drive – agrees with previous comments
- Eve Shapiro, 120 Riverside Drive, 8th floor, wants the landlord to "finish what he has started" meaning the ongoing Local Law 11 work, before starting another construction project – the rooftop addition.
- Barbara Goldman, 126 Riverside Drive, is angry about the scaffolding, which has been in place for so long
- Barbara Friedman, 120 Riverside Drive, worked at the prior management company for 30 years, but says she has been unable to get any information from current management about how much longer the scaffolding will be in place. The building at 120 Riverside has only one small elevator and no freight elevator, so she is concerned about how the rooftop construction might inconvenience current tenants (125 Riverside has a larger elevator and a freight elevator). There are also ADA issues in the building which are not being addressed in the rooftop addition plans.
- Katie McKnight, 125 Riverside, 11th floor, agrees with prior comments and said that the design of the proposed rooftop additions is "out of keeping" with the design of the original building
- Hugh McCormack, 120 Riverside, agrees and says that since MGT, the new management company took over, it's "as if there is no owner at all".
- Silvelin Costinexcu, 120 Riverside, since 1992, but her husband lived in 125 from 1975 until they moved to 120 together. She agrees with the previous comments and is worried about the tenants' exposure to toxic materials due to ongoing current construction. She and her husband have been experiencing lung problems.
- Elaine Rosen, 131 Riverside Drive, has aesthetic concerns about the design of the proposed additions to the building. She lives on the 10th floor and says the addition to 125 Riverside will cut off all available light and view of the sky from her apartment and that the replacement of the parapet is "a scam" to

hide the “hideous glass box” additions, which she suggests are more appropriate to Hudson Yards. She was also frustrated that the required mock-ups were not done properly, hidden behind the scaffolding and a shroud on the building.

- Sally Dunn, 120 Riverside, agrees with everything said so far.
- Shirley Weiss, 125 Riverside, agrees.
- Susan Schulz, 125 Riverside, agrees.
- Consuelo Gonzalez, 125 Riverside, has questions about the shrouding of the building – will that continue, and the challenge of doing construction with limited elevator access.
- Isabelle Grenier, 125 Riverside, 9th floor, has problems getting hot water in the morning – it takes about 15 minutes for her to get hot water, and is concerned that the rooftop additions will make this problem worse.
- Thomas Rondot, 120 Riverside Drive, has lived in the US and this building for only 18 months and says it will be shameful if this project is allowed to advance, for all of the reasons given by other tenants.
- Katie Schreiber, 120 Riverside Drive, was born and raised in the building and has lived there for 30 years. She now has migraines and her mother’s asthma has gotten worse, because of the ongoing construction. She feels the proposed addition is “aesthetically disgusting” and is worried about the TPP and what compensation tenants might receive for the inconvenience of the project.
- Evan Levy, 120 Riverside Drive, has just moved here from Israel. The grandson of an Israeli architect, he is surprised that a project with so little merit is even being considered; in Israel he said it would already have been rejected.
- John Ryan, 120 Riverside Drive, had questions about the approval process.
- Daniel Koob, 125 Riverside Drive, moved into the building as a single father with a two year old daughter and noted an earlier renovation of the historic wood framed windows required more aesthetic rigor than this proposed addition.
- Josette Amato, West End Preservation Society, discussed LPC’s preference for roof top additions to be clearly an addition rather than blending in with the original material seamlessly. She also noted that the proposed parapet is “huge” and suggested reducing the scale of the addition and moving it back from the roof edge.
- Jessie Gordon, 125 Riverside Drive, a tenant since 1972 (born and raised in the building), asked about the FAR, which is sufficient for both buildings individually without having to “borrow” for the additions. He also asked about the DOB permits, which have been filed, not approved, but also not denied. He noted the lack of view analysis photos from Riverside Park or the Henry Hudson Parkway. He asked about whether the new rooftop will have any usable space (no) and noted that the mechanicals, which were already visible, will now be even higher and more visible.
- Bill Weiss, 120 Riverside Drive, a resident since 1975, used to be “proud to live there”, but now isn’t.. He sells packaging supplies and says that between the reduced number of storefront businesses in the neighborhood, which threatens his business, and the expansion of expensive housing, he feels as if he is not welcome here anymore.
- Gerald Shein, 125 Riverside Drive, Apt 2K, was harassed by the owners to move out for two years, but they have now stopped, since he threatened to get a lawyer. He agrees with all other comments.

Committee Discussion:

- The committee was in complete agreement that the proposed addition would be inappropriate in scale and materials. The use of glass and painted aluminum is not appropriate for an addition to these buildings, even if placed behind the parapet, and the scale of the parapet is too large. The original parapet, with nothing behind it, had a light and airy feel to it, with the sky visible behind it. In this proposed plan, the glass and aluminum box-like addition behind the parapet will not have the same

Community Board 7/ Manhattan

effect. The addition, only 3' removed from the parapet wall, will still be highly visible behind the parapet. The 10' ceiling heights also seem excessively high for a rooftop addition.

- Although outside the purview of our committee, we were struck by the concerns of the tenants due to current conditions in the building. The four year ongoing Local Law 11 work with scaffolding still in place for so long and the limited elevators were also serious concerns.
- The committee advised the architect to suggest to the owner that a point person for tenant concerns should be identified. The committee further suggested to the tenants that their interests and issues might be best addressed by forming a tenant association. Concerns about the size of the mechanical room and the out of scale nature of the rooftop addition, as well as concern about the reduction in sidewalk to increase the entryway to the building

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

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **disapproves** the proposed rooftop additions.

Preservation Committee: 3-0-0-0.

3. **225 West 86th Street** (Amsterdam Avenue & Broadway.) Application to the Landmarks Preservation Commission to create a barrier free access to an entrance inside the west archway.

Presentation by: Gustavo Carrera and Chelsea Crisafulli, Architects, Page Ayres Cowley Architecture

The proposed plan is to create barrier free access to an entrance inside the west archway at the Belnord. The uneven sidewalk will be renovated and an ADA compliant ramp (concrete faced with bluestone) will be installed, with a polished bronze or brass tubular handrail, although no railing is required per the ADA for railings in this situation.

No Community Comments

Committee Discussion:

- The committee was unanimous in its approval of the plans, after brief discussion, and appreciative of the use of blue stone to face the concrete ramp, to fit with the original materials of the surrounding building materials.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the proposed ADA ramp.

Preservation Committee: 3-0-0-0.

The meeting was adjourned at 9:30 pm.

Transportation Committee

Andrew Albert and Howard Yaruss, Co-Chairpersons

October 9, 2018 7:00 PM

Co-Chairs Andrew Albert & Howard Yaruss called the meeting to order at 7:05 P.M.

WINTER'S EVE

Phil Gordon, of the Lincoln Square B.I.D., said this year's event, scheduled for Monday, November 26, 2018, would be similar in scope to last year's event. DOT & the MTA have already been notified and are on-board with all preparations.

Be it resolved that CB7 approves the Lincoln Square B.I.D. Winter's Eve Event for Monday, November 26, 2018

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

37 WEST 93rd STREET

Nick Malone, architect spoke for the application for revocable consent. Several residents spoke about the need for the ramp, including the family of a wheelchair user, who wish it could be done more quickly. Several committee members also wondered why this had to go through all the bureaucratic steps of the committee, the full board, DOT, Buildings, etc. It was agreed that CB7 would write a letter to DOT, the Borough President, and the Department of Buildings to expedite the approval of the 48 inch ramp.

Be it resolved that CB7 approves the application for revocable consent for the accessible ramp at 37 West 93 Street.

Vote: Comm: 8-0-0-0. NCB: 1-0-0-0.

248 WEST 71st STREET

Julian Romano, owner appeared for the application for revocable consent. LPC has already approved this application, as has the Preservation Committee of CB7. After some questions, the Committee approved the resolution.

Be it resolved that CB7 approves the application for a revocable consent for changes to the front of 248 West 71 Street, which will bring the building in line with neighboring buildings.

Vote: Comm: 8-0-0-0. NCB: 1-0-0-0.

BUDGET DISCUSSION - E. Caputo, M. Filler

Elizabeth Caputo presented her DNS document, with some changes from last year's document.
(Document will be attached)

DISTRICT NEEDS STATEMENT

The DNS has been changed to include a new #3 - under the heading NYC Transit - Station Accessibility (replaces #10, #3 becomes #10)

Making all of the subway stations in MCD7 is and will continue to be a priority, as most of the stations in the district remain inaccessible to wheelchair users. Getting more people on our subways and buses is a key component in getting visitors and residents to their destinations quickly and safely.

DISCUSSION OF STATION INSPECTIONS FOR ADA ACCESS-A.Albert

Andrew presented the latest list of West Side subway stations that have been surveyed for the possibility of elevator access. Thus far, 103 St (B,C), 110 St (B,C), and 96 St (B,C) have been inspected, and each were rated yellow, meaning possible, but with complications. The political aspects of siting elevator entrances/exits were not considered in these ratings. The next station on the list for inspection is 86 St (B,C). Thus far, no stations on the Broadway Line (#1) have been scheduled.

TRANSIT SIGNAL PRIORITIZATION-A.Albert

Andrew presented a first list of possible intersections for TSP, which could help speed bus service on various routes, by making it possible for bus operators to send a signal to traffic signals to change red lights to green for buses. The following intersections were listed, with the following bus routes:

1. 73rd St & Broadway (for southbound M57 buses)
2. 81st St & Amsterdam Ave (for northbound M7, M11 buses)

3. 87th St & West End Ave (for M86 SBS beginning journey to East Side)
4. 97th St & West End Ave (for M96 beginning journey to East Side)
5. 106th St & Broadway (for M60 beginning journey to LaGuardia Airport)
6. 73rd St & Broadway (for northbound M104 buses)

A resolution to call on DOT and NYC Transit to investigate these intersections as possibilities for TSP was passed. Be it resolved that CB7 calls on NYC DOT & NYC Transit Dept. of Buses to investigate the possibility of installing Transit Signal Prioritization at these intersections.

Vote: Comm: 8-0-0-0

Community Board 7/Manhattan
NYCHA Task Force

Minutes October 25, 2018

Present: Madelyn Innocent, Chair, Cindy Cardinal, Louisa Craddock, Mark Diller, Lolita Ferrin, Andrew Rigie, Richard Robbins, Melissa Rosenberg, Roberta Semer

Meeting was called to order at 6 pm by Madelyn Innocent.

1. Update: Madelyn Innocent reviewed the history of the Task Force, including the 4 Town Halls with CB9. The law suit against NYCHA for lead and mold was discussed and the need for the appointment of a Federal Monitor.
 2. Look at developments with best practices
 - Develop a voter registration project to get residents to register and vote
 - Joint meetings with other Manhattan Community Boards
 - Meeting with NYCHA
 - Succession outreach clinics at different developments
 - Encourage community involvement
 - Advocacy with other Community Boards
 - Advocacy for seniors: what is ratio, what language do people speak
 - Learn about RAD programs and infill, and the finances
 3. Next steps: Plan a visit to a development that uses best practices. Work on the succession clinics with Board 9.
9. Create a voter registration outreach program. Set up a meeting with NYCHA. Look at funding streams.