

# Business & Consumer Issues Committee Meeting

## VOTE TALLY SHEET

Wednesday, February 13, 2019

	VENUE	APPROVED	DISAPPROVE D	VOTE	
				Committee	NCBM
1.	<b>New SLA applications for two-year liquor licenses:</b> <b>475 West 61<sup>st</sup> Street</b> (Riverside Boulevard) GC Riverside LLC, d/b/a To be Determined.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7-0-0-0	1-0-0-0
2.	<b>161 West 72<sup>nd</sup> Street</b> (Amst Ave) Miznon UWS LLC, d/b/a Miznon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6-0-0-1	1-0-0-0
3.	<b>200 West 95<sup>th</sup> Street</b> (a/k/a 718 Amst Ave) Cabrera Argudo Corp., d/b/a Rancho Taquileria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7-0-0-0	
4.	<b>239 West 105<sup>th</sup> Street</b> (Amst Ave) Miss Ye Food Service Inc, d/b/a Szechuan Garden	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7-0-0-0	
5.	<b>949 Columbus Avenue</b> (W 106 <sup>th</sup> St) The Calaveras Group, d/b/a To be Determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7-0-0-0	
6.	<b>Renewal Unenclosed Sidewalk Cafés:</b> <b>2178 Broadway</b> (W 77 <sup>th</sup> St) Serafina Upper West	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-0-0-0	
7.	<b>476 Amsterdam Avenue</b> (W 83 <sup>rd</sup> St) Fred's.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-0-0-0	
8.	<b>509 Amsterdam Avenue</b> (W 84 <sup>th</sup> – 85 <sup>th</sup> St) Jacob's Pickle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-0-0-0	
9.	<b>Enclosed Renewal Sidewalk Café:</b> <b>2483 Broadway</b> (W 92 <sup>nd</sup> – 93 <sup>rd</sup> St) Cleopatra's Needle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7-0-0-0	0-1-0-0
10.	<b>New Unenclosed Sidewalk Cafes:</b> <b>994 Columbus Avenue</b> (W 109 <sup>th</sup> St) Isola on Columbus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7-0-0-0	
11.		<input type="checkbox"/>	<input type="checkbox"/>		

NCBM: Non-Committee Board Member

### NOTES:

#### Further Action:

- 161 West 72nd Street – unless allow stipulation
- 239 West 105<sup>th</sup> Street – No show

Community Board 7/ Manhattan

## **COMMUNITY BOARD 7/MANHATTAN MINUTES**

### **Full Board Meeting Minutes**

**Roberta Semer, Chair**

**February 5, 2019**

Community Board 7/Manhattan's Full Board met on Tuesday, February 5, 2019, at Mt. Sinai West in the district. Chair Roberta Semer called the meeting to order at 6:40 pm after the Secretary confirmed the existence of a quorum.

#### **Chair's Report: Roberta Semer**

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

Ken Coughlin made an amendment to the Minutes – his point of order came at the beginning of the Chair's report. He said that at the January meeting he attempted to make a motion and that motion was not entertained.

#### **Vote (on Amended Minutes): 26-0-2-0**

Condolences to Shelly Fine on loss of brother

Budget and Strategy committee started on 2021 DNS process. First Committee Parks and Environment. Each Committee has received info about DNS and process. Please read the pages outlined in your email before your Committee meetings.

Personnel Task Force: Cindy Cardinal, Amy Hyman, Richard Ashe

Dates:

Public Housing Task Force: 2/27 at 5:00 pm

ABC Task Force: 2/19 at 9:00 am

Reminder that attendance is very importance.

Jay Adolf: schedule for Bylaws Task Force? No – working on dates. What is Personnel Task Force? Looks at personnel.

#### **Manhattan Borough President's Report:**

**April Adams:** Subway accessibility – new study available on the website. Releasing report regarding broadband in schools – trying to increase tech through capital grants and working toward computer science for all. Capital Funding – applications for non-profits still open, deadline 2/20; for city projects deadline is 2/25. Awards in July. CB applications: due this Friday 2/8. 2/21 4:00-6:00: Housing Legal Clinic at Northern Manhattan Office – knowing your rights. 2/21 8:30 am: Monthly Borough Board Meeting – going over Mayor's budget proposal. 2/27 6:30-8:30: Black History Month event – recent electoral success of people of color.

**Adele Bartlet** – General Counsel for Manhattan Borough President. Bylaws. Unworkable bylaws are a major problem. Been working on surveying what is out there, studying bylaws, consulting with law department, developing model bylaws and best practices. 2017 released Model Bylaws with Best Practices. Bylaws help the board work, so they need to be workable. Bylaws are educational and bring people together on the same page –

should make clear to everyone how the body works. Bylaws should be easily readable to “normal” people. Amending Bylaws should not be easy. A lot of what’s in the Bylaws is required or informed by the Charter.

### Community Session:

*Daryl Cochrane; Director of Manhattan Community Service Center for NYC Commission on Human Rights*

Just coming to introduce himself. This is the city agency that enforces non-discrimination laws.

212-416-0182 dcochrane@cchr.nyc.gov

*Zachary Campbell, Community Liaison for Gilder Center at AMNH (with ceded time from Melissa Diaz)*

Panel of Appellate judges denied motion for a stay of construction at Gilder Center. Work can resume. Museum expects this will be affirmed upon appeal. Internal work is ongoing – 2.8 million fish specimens have been moved.

*Peter Arndtsen, Columbus-Amsterdam BID*

Events calendar in the back, list of restaurants

*Yajaira Mejia, NYPL – Bloomingdale Library & Jennifer from St Agnes*

Bloomingdale Library is closing effective 2/16 for about 15 months. This is long-overdue and is needed to build a teen room and new restrooms and water fountains and some other work. Flyers in the back – spreading the word around. Book drop will be open until 2/25 and then it will be removed. Morningside and St Agnes will be the back-up branches. Amy Hyman helped partner for story times and early literacy programs at Children’s Aid at Frederick Douglass Center. Updates will be on the website.

*Reed Rubey; Rotunda Bike Safe Passage*

Fear the possibility of having a crash with a cyclist because there is no protected bike lane. Instead, only a narrowed traffic lane with pointed “sharrow” images. What’s been designed is not good for kids or average bikers. Urging Board to make sure DOT comes up with a safer design.

Roberta: DOT has taken this back and we will hold a public hearing on any new design.

*Chris Giordano; West 65<sup>th</sup> and 66<sup>th</sup> Street Block Association*

Regarding Extell developments: DOB has moved to revoke permit. Grateful to Roberta and CB7 for their help.

Next block association meeting: 2/11 at 6:30 at 125 Columbus Ave; Gale Brewer, Urban Planner, and Landmarks West will speak. Also an approved design for the bike corral.

*Jordan Gluck; 79<sup>th</sup> and Amsterdam Intersection*

Streetsblog USA reported an increase on bus service on 79<sup>th</sup> Street due to bus lanes. Here to ask for more rapid transit bus lanes to be put on 86<sup>th</sup>, 96<sup>th</sup>, etc to increase service.

*Captain Sarubbi-Barcia, Executive officer, 20 Precinct*

Crime down 3% in 2018; YTD 2019 down 40% in major crimes. Larceny is increasing – especially from vehicles (people breaking into cars). Robbery on 78<sup>th</sup> Street. Police were able to apprehend him. Build a Block Meeting for Sector B (70-79) – 2/7 at 7:30 pm at JCC at 334 Amsterdam Ave.

### Reports by Elected Officials’ Representatives:

*Laurie Hardjocuirgo, Office of Council Speaker Corey Johnson (3<sup>rd</sup> District):*

Speaker doing a bus and subway survey across all five boroughs; in the process of compiling that information. Speaker co-sponsoring with Helen Rosenthal a Community Resource Fair 6:30-8:30 at John Jay College. CB7 will have a table at the fair – need volunteers to staff the table. New Green Space – Urban Assembly 2/12 6:30-8:30.

Saadia Santos, Office of State Senator Jose Serrano (29<sup>th</sup> District):

Legislative session – important legislation passed. Legislation to prevent off-shore drilling in NYS. Thursday office hours 11:00-2:00. 212-828-5829 – office phone number.

Hannah Weinerman, Office of U.S. House Member Jerrold Nadler (10<sup>th</sup> District):

Nadler was at MDC over the weekend.

Judiciary Committee holding hearings. Co-Sponsor of bi-partisan drug bill (allow generic drugs to enter the market).

Caitlyn Letherii, Office of Assembly Member Linda Rosenthal (67<sup>th</sup> District):

Child Victims Act passed into law. Linda's bill on gun buy-backs passed. Concerns over Rotunda project – AM sent a letter voicing concerns over the ball fields. AM demanding more federal funding for NYCHA.

Alek Miletic, Office of Assembly Member Gottfried:

GENDA finally passed. AM released statement on 50 West 66<sup>th</sup> Street.

Julien DellaPorta, Office of New York City Council Member Helen Rosenthal (6<sup>th</sup> District):

2/13 at 6:30: joint event with the Speaker's Office (see above)

Liam Galligan, Office of Assembly Member Danny O'Donnell:

Early Voting passed (two weeks to vote before an election) and consolidated primaries in June.

AM will introduce bill to eliminate cash bail; correction ombudsman; millionaire's tax, eliminating gay panic defense, eliminating commercial tax breaks on vacant storefronts; automatic voting rights for parolees. 212-866-3970

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

Dates for MWBE University: 2/28, 3/22, 4/3 (with Microsoft), 5/3, 8/2, 12/6 – 1 Centre Street; all events 9:30-12:00.

Lunar New Year Event 2/19 at 6:00pm Flushing Town Hall.

Asher Baumin, Office of State Senator Brad Hoylman:

3/2 2:00-5:00 cohosting public forum on the state budget process – come and give comments on what you would like to see in the budget, especially considering the \$2.3 million shortfall. Going to sponsor Protect Our Courts ACT – prevent ICE from arresting in state courthouses: require ICE to have judicial warrant before making arrests. 212-633-8052.

Maggie McDermott, Senator Brian Benjamin (30<sup>th</sup> District):

Inaugural event 2/24 4:30 pm First Corinthians 1912 Adam Clayton Powell Jr Blvd.

Series of Listening Forums – please join. Office number: 212-222-7315

Allan S Valerio, Office of Manhattan DA Cy Vance:

Gun Violence Prevention Fellowship: youth personally affected by gun violence in their community. High School Internship Program. Both programs paid weekly stipend. Saturday Night Lights program – free sports programs for 11-18 year olds in Manhattan.

*Guita Ranjbaran, Office of State Senator Robert Jackson (31<sup>st</sup> District):*

[guita@senatorjackson.com](mailto:guita@senatorjackson.com)

5030 Broadway – new office

**Business Session:**

**Business & Consumer Issues Committee, Linda Alexander and Christian Cordova, Co-Chairpersons**

**Resolutions Re:**

***New application to the SLA for a two-year liquor license:***

- 1. 2454 Broadway** (West 91<sup>st</sup> Street) Entity to be Formed by Dean Palin d/b/a Big Daddy's.

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

**Vote: 34-0-0-0**

***Method of Operation Change Applications:***

- 2. 154 West 72<sup>nd</sup> Street** (Broadway) Dark Bullet Corp., d/b/a Dark Bullet Sake and Oyster Bar. Proposal to extend hours of service to 2 a.m. seven days a week.

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

**Vote: 35-0-0-0**

- 3. 768 Amsterdam Avenue** (West 98<sup>th</sup> Street) Guacamole Mistown Corp., d/b/a Guacamole Taqueria. Proposal to add DJ, Karaoke, Live Acoustic 2 Piece mariachi. No Outdoor Space.

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

**Vote: 34-1-1-0**

- 4. Renewal Unenclosed Sidewalk Café Applications:**

- **1 Lincoln Plaza aka 1900 Broadway** (West 63<sup>rd</sup> – 64<sup>th</sup> Streets.) Renewal application #1137714-DCA to the Department of Consumer Affairs by Fiorello's Roman Café, Inc., d/b/a Café Fiorello, for a four-year consent to operate an unenclosed sidewalk café with 32 tables and 64 seats.
- **2014 Broadway** (West 68<sup>th</sup> – 69<sup>th</sup> Streets.) Renewal application #1326142-DCA to the Department of Consumer Affairs by 68<sup>th</sup> St Café, Inc., d/b/a Luce, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.
- **237 Columbus Avenue** (West 70<sup>th</sup> – 71<sup>st</sup> Street.) Renewal application #1219794-DCA to the Department of Consumer Affairs by 71 Wine Bar Café Operation Corp., d/b/a Bin 71, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **520 Columbus Avenue** (West 85<sup>th</sup> – 86<sup>th</sup> Streets.) Renewal application #1006183-DCA to the Department of Consumer Affairs by 520 Columbus Ave, LTD, d/b/a Good Enough To Eat, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.

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

**Vote: 34-0-0-0**

- 5. Renewal Enclosed Sidewalk Café Applications:**

- **2020 Broadway** (West 69<sup>th</sup> – 70<sup>th</sup> Streets.) Renewal application ULURP# N180480ECM/ DCA# 0769760-DCA to the Department of Consumer Affairs by First 69<sup>th</sup> St. Realty Corp., d/b/a Westside Restaurant, for a four-year consent to operate an enclosed sidewalk café with 17 tables and 34 seats.
- **2061 Broadway** (West 71<sup>st</sup> – 72<sup>nd</sup> Streets.) Renewal application ULURP# N180412ECM/ DCA# 1223566-DCA to the Department of Consumer Affairs by Café 71, Inc., d/b/a Café 71, for a four-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats.
- **2518 Broadway** (West 94<sup>th</sup> Street.) Renewal application #1353598-DCA to the Department of Consumer Affairs by 94 Corner Cafe Corp, d/b/a 94 Corner Cafe, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 20 seats.

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

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**Vote: 29-5-1-0**

***New Unenclosed Sidewalk Café:***

6. **425 Amsterdam Avenue** (West 80<sup>th</sup> – 81<sup>st</sup> Streets.) New application #18213-2018-ASWC to the Department of Consumer Affairs by Frank Mac's Place, LLC, d/b/a Frank Mac's Pub, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 24 seats.

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

**Vote: 35-0-0-0**

**Land Use Committee, Page Cowley and Seema Reddy, Co-Chairpersons**

**Resolution Re:**

7. **2162-2166 Broadway d/b/a Studio IX, LLC** (West 76<sup>th</sup> – 77<sup>th</sup> Streets.) Application #1016-86-BZ to Board of Standards and Appeals to extend the term of the previously granted special permit allowing the operation of a physical culture establishment (PCE) at the subject premises, to amend the owner and operator of the PCE, to amend the hours of operation and to request a waiver of the Rules of Procedure for a late filing.

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

**Vote: 35-0-0-0**

**Preservation Committee, Mark Diller, Chairperson**

**Resolutions Re:**

8. **53 – 57 West 70<sup>th</sup> Street** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for façade restoration.

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

**Vote: 33-0-1-0**

9. **329 Columbus Avenue** (West 75<sup>th</sup>-76<sup>th</sup> Streets.) Application to the Landmarks Preservation Commission for a new storefront.

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

**Vote: 28-5-2-0**

10. **370 Riverside Drive** (West 109<sup>th</sup> Streets.) Application #LPC-19-34192 to the Landmarks Preservation Commission to establish a Master Plan governing the future installation of windows.

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

**Vote: 31-2-2-0**

11. **249 Central Park West** (West 85<sup>th</sup> Street.) Application #LPC-18-7524 to the Landmarks Preservation Commission to modify a rooftop addition.

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

**Vote: 24-10-2-0**

**Transportation Committee, Suzanne Robotti and Howard Yaruss, Co-Chairpersons**

**Resolutions Re:**

12. **225 West End Avenue** (West 70<sup>th</sup> Street.) Application EIN#13-3807572 to Department of Transportation for a new revocable consent to construct, maintain and use a Fenced-in Area, including the Areaway along the north sidewalk of West 70<sup>th</sup> Street and the west sidewalk of West End Avenue.

13. **884 West End Avenue** (West 103<sup>rd</sup> – 104<sup>th</sup> Streets.) Application EIN#46-0646044 to Department of Transportation for a new revocable consent for revocable consent to construct, maintain and use a proposed ramp and steps.

After deliberation, the resolution to **approve** both resolutions was adopted

**Vote: 32-0-0-0**

Meeting adjourned at 8:20 pm

**Community Board 7/ Manhattan**

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

## HOUSING COMMITTEE MEETING MINUTES

Louisa Craddock and Melissa Rosenberg, Co-Chairs

February 11, 2019

**Present:** Susan Schwartz (SS), Jeanette Rausch (JR), Ira Mitchneck (IM), Melissa Rosenberg (MR), Robert Espier (RE), Madelyn Innocent (MI). **Non-committee Members Present:** Jennifer Markas.

*Meeting was called to order at 7:05 p.m.*

### Item 1. Presentation by Peter Harrison, Housing Justice for All, regarding NYS Universal Rent Control proposal.

- Background: Housing and homelessness in NYC
  - 50% of all renters in New York are rent burdened (paying more than 30% of monthly income on housing)
    - 33% in CB7, but disproportionately higher for LI families
  - Record level 60,000 homeless in New York City (89,000 across state)
  - These numbers are expected to keep rising
- Rent laws are expiring in June
  - There are over 8 million renters in New York State, but only 2.5 million have any basic tenants' rights
  - Less than 50% of NYC renters live in rent-regulated apartments
  - Rent regulations have many loopholes that have cost the city almost 300,000 regulated units since 1994
- Housing Justice for All (HJ4A) and Universal Rent Control (URC)
  - Statewide campaign created by the Upstate Downstate Housing Alliance that includes over two dozen organizations
  - Members: Real Rent Reform Coalition, TenantsPAC, Tenants & Neighbors, DSA, Met Council, Legal Aid Society, NYCC, Make the Road, UHAB, Picture the Homeless, multiple community/tenant associations
  - Campaign so far: URC Pledge, No-IDC 2018 electoral campaign, marches, canvassing, town halls
- URC platform summary
  - A collection of bills have been introduced in Albany
  - Some are based on existing legislation
  - Several are newly written by the coalition
  - Current regulated tenants get stronger protections
    - Ends Vacancy Decontrol
    - Closes loopholes like MCIs, preferential rents, vacancy bonuses
    - Limits increases on rent controlled apartments
  - Former regulated tenants get re-regulated
    - Re-regulates units that were illegally deregulated
  - Market-rate tenants get new protections
    - Expands ETPA statewide – still dependent on 5% or lower vacancy rate
    - Guarantees right to lease renewal at limited rent increases
  - Creates a state-wide long-term rental assistance program
    - Heastie's Home Stability Support (HSS) program
    - Will pay rents at Fair Market Rent (FMR)
  - Expands funding for more supportive housing
  - Protects tenants from losing state-assistance that triggers eviction crises
- Passing URC in Albany

**Community Board 7/ Manhattan**



- Democratic control in Albany changes everything
- HJ4A is keeping pressure on electeds statewide
- Real estate lobby is already conceding on some proposals
- Roadblocks
  - Real estate lobbying
  - Lack of public understanding
  - Cuomo's position
- HJ4A is asking CBs to pass resolutions in support of URC
- MR: committee will review bill text and discuss authoring a resolution in March meeting
  - Requested CB6 resolution text to replicate
- Committee questions
  - MR: Has Kavanagh generally been supportive?
    - PH: Yes, but not firm commitment
  - RE: Has HJ4A considered REBNY as possible partner?
    - PH: No, but they are looking at small landlord trade organizations
  - MR: what if HSS is passed after the budget?
    - PH: whole package will hopefully only be discussed after budget. Bill will likely have to add a funding mechanism if passed after budget.

## **Item 2. Housing in CB7 District Needs Statement**

- Budget and Strategy Committee is asking committees to seek input from CBOs
  - Penny and intern are creating list of organizations to circulate to committees with contact information
  - Committees should designate one person as a liaison to Budget Committee
  - Committee lead should reach out to CBOs and ask about needs
  - Get responses by May and budget needs by September
- Committee discussion
  - RE: would like to add comments to last year's version
    - MR: will circulate old version to group
  - JR: we should gather actual capital needs from CBOs to include in budget section
    - MR: difficult with housing, since we cannot request rehabs
      - We can ask CBOs and see how they respond
  - Next steps for committee
    - Create list of CBOs
    - Possible site visits of housing and NYCHA
    - Ask CBOs about engaging tenants who may be less involved with CB
    - Reach out to elected to ask about complaints

## **Item 3. New Business.**

- MR: will ask NY Counts 2020 to attend March or April meeting
- MI: NYCHA task force meeting on 2/27
  - Trip to Cambridge
  - Norman from Teamsters and Victor Bach from CSS will attend
  - Organizing big NYCHA forum with other CBs
- SS: what is status of building at 96<sup>th</sup> and West End that was being replaced by luxury housing? Tenants came to a meeting to complain
  - MR: reach out to Penny to ask.

*The meeting was adjourned at 8:40 p.m.*

## Land Use Committee

Wednesday, February 20, 2019  
250 West 87<sup>th</sup> Street.

### Meeting Minutes

The meeting was called to order at 6 pm.

**Committee Present:** Richard Asche, Page Cowley, Louisa Craddock, Sheldon J. Fine, (Chair) Jeannette Rausch, Seema Reddy, Melissa K. Rosenberg, Peter Samton, Ethel Sheffer

**Non-Committee Present:** Roberta Semer, Andrew Riggie Second Vice-Chair), Mark Diller, Cindy Cardinal, Doug Kleiman, Ira Mitchneck, Michele Parker, Madge Rosenberg, Susan Schwartz,

The following matters were discussed:

1. **100 West 72nd Street** d/b/a Renzo Gracie Upper West Side (Columbus Avenue.) Application Cal. No. 2018-200-BZ to the Board of Standards and Appeal, a special permits application for a Physical Culture Establishment in the sub-cellar.

Presenting for the Applicant – Victor Han, Architect and Applicant

- a. PCE is proposed for the sub-cellar space. Renzo Gracie UWS will be a Mixed Martial Arts training facility.
- b. Space will be approximately 4,600sf, all in the sub-cellar of an already existing mixed-use building. There is retail on the ground floor, 7 stories residential above, and an existing PCE (fitness/gym) on the cellar floor. That PCE was approved 3 years ago.
- c. There will be no special exercise equipment aside from mats on the floor.

CB7 Comments/Questions:

- a. The entrance will be on Columbus Ace. There will be a small sign on the glass entry door. No other signage is planned.
- b. The building is landmarked.
- c. The typical capacity of the space will be 60-65 students at any given time. A Place of Assembly permit is sought just in case of greater crowds, competitions, etc.
- d. The building seems to be a condominium.
- e. There will be showers provided and minimal locker rooms.
- f. There is an elevator that goes down to the sub-cellar and cellar. The access is separate from the residential apartments above.

Public Comments: None

Resolution: THEREFORE, BE IT RESOLVED that the Application Cal. No. 2018-200-BZ to the Board of Standards and Appeal, a special permits application for a Physical Culture Establishment in the sub-cellar is approved.

Committee: 8-0-0-0.

Non-Committee: 6-0-0-0

## **2. Residential Tower Mechanical Voids Text Amendment.**

Presentation by the Department of City Planning, Stephen Johnson and Nabeela Malik, our CB7 liaison.

As a result of city-wide concerns regarding “loopholes” that are proliferating applications for very tall and super tall buildings, design and structural mechanisms that are currently not regulated, the Department of city planning has issued a text amendment focusing only on the mechanical voids in residential buildings, the tallest void is currently 161 feet and is proposed in a current application for 50 West 66<sup>th</sup> Street by Extell Development.

Ms. Malik presented an illustrated presentation demonstrating current examples of voids and a proposal to limit the voids by establishing new rules for maximum height, the number of the voids that can in provided and the distance between void components within the height of the building.

Their findings to establish these regulations were determined by survey of existing mechanical spaces.

The text amendment seeks to establish:

- a. A maximum height of the void to 25'-0"
- b. Any mechanical voids that exceed the height of 25 feet as “zoning floor area.” Mechanical penthouses above the highest residential floor would not be subject to this regulation
- c. The proposed text amendment would not apply to larger mixed-use buildings – those with greater than 25% non-residential space. Those buildings are excluded because their mechanical uses tend to vary greatly – e.g., medical labs.

Comments are to be submitted on or before March 8, 2019

The public hearing in this text amendment is scheduled for March 15, 2019.

### **Elected Official's Comments:**

#### **Councilmember Ben Kallos**

Spoke in support of the text amendment and complemented the Mayor's Office and DCP. He relies of Landmark West! And Friends of the Upper East Side for zoning knowledge, and the expertise of elected officials, especially Gale Brewer and Helen Rosenthal, Richard Gottfried, Danny O'Donnell, Senator Serrano, Linda Rosenthal.

He cited other tall building, built and in design/ construction: 432 Park Avenue, 36 West 66th St. (aka 50 West 66<sup>th</sup> Street), Sutton Place and Macklowe's new proposed building in Midtown East opposite St. Patrick's Cathedral.

Council Member Kallos pointed out that R9 and R10 zoning districts are those can still have very tall buildings. But this text amendment would stop excessively tall buildings that are partially empty due to voids. He concluded that he would like a resolution to support the text but with as many revisions as possible to tighten the text changes, as well as resolutions to come that would focus on other loop holes including stilt buildings. He requested that those supporting this to please sign his petition at <https://benkallos.com/voids>.

**NYS Assembly Member Richard Gottfried's Office** was represented by his aide, Brice Peyre.

Mr. Peyre distributed a written statement as the Assembly Member supports the proposed amendment and that limiting void height to 25' is a step in right direction. He added that a cap on the number of voids allowed in a building is needed as well. The Assembly Member also supports the revocation of permits at the 36 West 66th Street project and, the NYS Legislation proposed by Assembly Member Linda Rosenthal.

**NYS Assembly Member Linda Rosenthal's Office** was represented by his aide, Gus Ipsen.

He reported Assembly Member Rosenthal is sponsoring NYS legislation that modifies the Multiple Dwelling Law. The proposed legislation went live 2 weeks ago. They have been working on it for past 6 months. The legislation was triggered by the 36 W66th St. project, but takes a different approach than the DCP Text Amendment. The Assembly member's proposal would allow for 20'-0" void space or a total of 5% of allowable Floor Area Ratio (FAR) on the site. For occupied spaces, 12'-0" floor-to-floor would be allowed per floor, open space, terraces, and balconies remain unregulated and are an issue. They are looking for ways to prevent the loophole of open space being used to increase overall building height. The proposal is intended to be as broad as possible, and not restricted to certain areas. These new regulations would apply to all residential buildings in New York State.

**NYC Council Member Mark Levine** presented his concerns. While the building void issue has primarily affected midtown, the problem is now creeping north towards Washington Heights. No part of Manhattan can rest easy until we curtail excessive building height.

He agrees with the resolutions issued by the impacted community districts thus far. The amount of resources that developers have at their disposal and the astronomical payoffs at the back-end mean that they will exploit every loophole that is left. He commented on design manipulation including advances in technology and the contortions of gerrymandered lots. He emphasized that air-tight text regulations are warranted now so that we don't have to come back and readdress cracks that were left and later exploited. He concluded that hopefully DCP will amend the proposed text amendment to incorporate these smart concerns. When it comes to the City Council, he will vote to see these concerns addressed.

#### **CB7 Land Use Committee Comments:**

**Shelley Fine** asked: Regarding the 25'H allowed for mechanical floors, what was the basis for establishing that?

DCP responded: From the fact that on average mechanical floors are about 12'H. DCP doubled that to allow for flexibility within these spaces.

Shelley proposes that CB7's resolution should allow for 15'H limit.

**Louisa Craddock** asked: Why are commercial buildings cut out from this proposed text amendment? The excessive voids issue seems to be focused in residential areas and buildings. Commercial buildings can sometimes have varied uses, and those mechanical needs are potentially so different and varied such that it would be difficult to find a consistent approach to that. But how can that be anticipated? Commercial buildings should be added. Just setting a 25% limit for non-residential uses is not adequate.

DCP stated that there would be a further txt amendment as a Phase 2 that will address commercial buildings, specifically in districts CB1 and CB5.

**Richard Asche** asked: The proposal applies only to enclosed voids. What about situations with stilts? Why not address this? Or enclosed void that are smaller than typical floor – how to address that? The area of the lollipop stick would potentially count as floor area, not the typical floor. The proposal does not address this specific concern. What about unenclosed voids? Terraces, open spaces, etc. Zoning does address some of those spaces. But it gets complicated to address unenclosed spaces as the category is large.

**Ethel Sheffer** asked: What about phase 2 - what does it entail? What about buildings in the pipeline? Would this include CBDs in Brooklyn, Queens, etc.? Can you envision the possibility of a text amendment that would limit residential floor to floor heights?

DCP responded that the Phase 2 study is ongoing. DCP is looking at constructed and permitted buildings within the past 10 years and will take analysis from there. The use of mechanical floors and voids in CBDs would be addressed city-wide. DCP will not look at floor to floor heights. They are not interested in regulating that. Varied spaces require a broader approach.

**Peter Samton** asked: What would prevent someone from building a building with floors that have 100' floor-to-floor heights? Floor area already counts for those floors. This doesn't seem like a realistic proposal. What would the livability of those spaces be?

**Page Cowley** asked: Can you define difference between a structural void and mechanical void? What if these could then be filled in for floor area? How to consider what the potential adaptive reuse could be in the future? DCP responded that a mechanical void is a mechanical floor that is housing mechanical equipment. A structural void is an enclosed space that would be subject to these rules but does not include amenity space.

#### **CB7 Board Member Comments:**

**Mark Diller** asked/commented: This proposal affects the as-of-right condition. If a developer wanted a mechanical space taller than 25', how would that get approved? This proposal is simply a disincentive. There's no special permit or discretionary action built into the proposal.

**Ira Mitchneck** commented: Regarding schools, they can legitimately have a high mechanical space. Schools are struggling for sites. Schools in the base of residential buildings could be unduly burdened by this proposal. If a school occupies more than 25% of building, then they wouldn't be subject to these regulations. But a school will rarely hit the 25% threshold. But can there be special consideration be given to schools (as consideration was given to Mt. Sinai laboratory building(s))?

#### **Public Comments:**

**Susan Nial**, Landmark West! asked: Please explain how 25' was decided as the Mechanical void height? Were these mechanical spaces actually visited or were descriptions just accepted? Is data available to the public?

DCP responded that there was a combination. Site visits were done along with looking at construction drawings and speaking to practitioners. Regarding the data collection, Nabeela can look into whether than can be made available.

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**Richard Bar** asked / commented: What happens with the conflict between the City and State regulations that may be in conflict or differ.

DPC responded that technically, state legislation would override in this case.

**Rafael Tompkins** asked: Could any variances and/or waivers be granted or exist as part of this amendment? If that option is not explicitly excluded, developers will look for loopholes.

**Olive Freud**, Committee for Environmentally Sound Development asked stated: She is involved in a lawsuit about the 668'-0" high building at 200 Amsterdam Ave. Per the current proposal, total voids of potentially 150'tal or grater would be allowed in a 700' tall building. The proposed text doesn't seem to address this. Allowed ceiling heights should be 8' and 10' not 12'. Mechanical spaces belong in the basement. This proposal does not truly address excessive building height.

DPC responded that the 75'-0" increments are to prevent clustering. Having mechanical spaces that are distributed throughout the entirety of the building can allow for greater efficiency. 12'H is for mechanical floors not residential floors.

**Rich Ferner**, President of Congregation Habonim made several statements: The congregation is now occupying a temporary space. Their plan is to move into the basement and part of the 1<sup>st</sup> floor of 36 West 66th St. It is critical for their survival to have this new space. They are now bursting at the seams. Will this text amendment apply to buildings that have been approved? The Congregation has made plans based on the planned building. It is unclear to them whether the 36 West 66th St. project is permitted yet or not.

DPC responded that standard vesting rules will apply here. If a building has received its permits from DOB and has put in foundations, then the project will be vested and grandfathered.

It was noted that 36 W66<sup>th</sup> St. currently has DOB-approved permits for an older application for a 25-story building project. There is space (or should be) in this building for Congregation Habonim.

**Josh Pinkerton** asked: People are concerned about developers finding loopholes. Why not regulate building heights directly? This is a question that CB7 has have been asking for some time now! If the point is not to cap heights, but to avoid wasted space, why not put housing into this space rather than regulate it away? Housing would count toward FAR. Why not change that rule?

DPC stated that they are not trying to regulate building heights. But instead, DCP is trying to remedy the exploitation of mechanical spaces. DCP is trying to clarify mechanical and structural voids in particular.

**Neil Goldstein**, Congregation Habonim asked: Has DOB approved revised plans for 36 West 66<sup>th</sup> Street?

DPC understands a DOB permit was revoked. But that is all.

Richard Ashe from CB7 added: Why does Congregation Habonim's lease depend on height of building? Mr. Goldstein responded: It's not about the height. Congregation Habonim is home to 300 families, 200 students, and staff. There are restrictions on use and specific space sizes – sanctuary, classrooms, etc. It is hard to find spaces that are suitable. Until the building is built, there is no other space that works for them on the Upper West Side.

**Aaron Ford**, CB5 Chair stated: He applauds DCP for a great first step. But the board has a lot of concerns that the proposed amendment is not restrictive enough. CB5's particular concerns are: Max height of 25' for mechanical voids should be reduced. Proposal should apply to all mixed used buildings that have any residential floor area at all. The zoning map is not complete enough. There is a significant area on 57<sup>th</sup> St. with soft sites that could lead to supertalls casting shadows into Central Park and CB7.

**Susan Simon** stated: She is not an architect but has a lot of friends who are. They often talk about form following function. Why does mechanical space not count towards FAR? Is it not simply a matter of what is needed for actual mechanical space? DCP should take this into consideration.

**Debra Carlstein**, Trustee of Congregation Habonim stated: They don't care about size of building at 36 W66th Street, but they do care that building is built now. They will be homeless unless the building is built. They take no issue with addressing voids. But they are desperate for their project to go forward. They just want their home back.

DCP stated that the building, currently permitted at 36 W66th Street, is 25 stories tall, and is not affected by these actions. DCP cannot answer the permit status of this project with certainty.

**John Waldes**, Chair of the board at 10 West 66<sup>th</sup> Street stated: The building that has an approved permit is a 25-story building on W66th Street. Congregation Habonim could be there as designed and permitted. They wouldn't be affected by these rules.

**Chris Giordano**, President of the West 65th and West 66th St. Block Association stated: A thank you to DCP for their hard work. Their neighborhood went through the process of creating the Lincoln Square Special District, expressly to predictably regulate the heights of buildings in this district. Yet, we are here arguing about this. a 25'-0" void every 75'-0" that does nothing to improve the neighborhood or facilitate innovation. He requested that DCP consider limiting mechanical space to 12'-0" high floor height for mechanical space, increasing the clustering of space to 200'-0" feet, and applying the amendment to mixed-use buildings as well. He noted that Congregation Habonim seems a victim in this situation too.

**Elaine Witkoff**, Former President of Congregation Habonim stated that here is a lack of clarity here. The foundations are almost built. Are permits approved for the larger building? Extell should be allowed to continue construction. Congregation Habonim has staked its future on this. The building is as-of-right according to current laws. This process should not be rushed. This building should not be specifically targeted.

## **CB7 Board Discussion**

Richard Asche used the comparative chart that Seem Reedy prepared to initiate a discussion of the issues. Page Cowley suggested that the list of issues be used so individual votes could be taken on each of the issues listed, with the Committee vote last to vote on the entirety of the Residential Void Text Amendment. This was the individual issues would become part of the final resolution to underscore where further changes are recommended. It is fair to say that every Land Use Committee member and Board member

## **Community Board 7/ Manhattan**

present had something to say about how or why certain zoning characteristics are under consideration that those that are not – from why can't the voids be used as affordable housing each of the concerns listed below.

Items that did not make the list, but were of equal concern where CB7 will submit a letter to the DCP were as follows:

### **Shadows Impacting Central Park and Open Space**

Peter Samton: At 36 W66th St. is west of central park and will cast quite a significant shadow on the park. The sun on the park could be so limited in the future. How tall can a building when so close to a park? It may not be so relevant now, but it will be at some future point. It was pointed out that CB5 has hired a consultant to do a shadow study of the northern section of Central Park and Madison Square Park. Roberta added that CB7 has decided to undertake a shadow study as well. [The planning consultant to be determined]. CB7 is also researching other cities that have restrictions where new construction affects parkland, e.g., San Francisco.

City Councilmember Mark Levine is currently working on legislation about shadow that will be available for review soon.

### **Structural Voids**

This relates to buildings on stilts or a central core to lift buildings higher.

### **Congregation Habonim**

Several Land Use Committee members were concerned that this was the first time there was any mention of the Extell project not reserving a space in the new building. This was projected in the original Permit where the 25-story building is in progress. This text amendment would only affect the replacement application under consideration that is not permitted and also only impact the residential use areas.

#### **A. Height of each mechanical Void:**

While the DCP did report on their survey of mechanical spaces in existing buildings, mostly pre-war, they did find anomalies in a few special buildings with taller equipment rooms. The majority of the mechanical equipment and boiler rooms appears to be closer to fifteen feet (15'-0"). In lieu of the proposed twenty-five-foot height (25'-0") "mechanical" void or inaccessible space ("void") only up to twenty feet (20'-0") should be exempt from zoning floor area. Those buildings that require a taller floor mechanical floor could be possible by demonstrating need via a Special Permit.

Land Use Committee: 8-1-0-0

Non-Committee Board Members: 5-2-0-0

#### **B. Vertical Frequency of Void Placement:**

In lieu of zoning floor area free voids every seventy-five feet (75'-0") of building height, CB7 suggests that this be limited to no more than a total of forty (40'-0") vertical feet of void exempt from allowable floor area count, however distributed within a building.

Land Use Committee: 10-0-0-0

-Committee Board Members: 8-0-0-0

#### **C. Maximum Void Floor Area:**

The City Planning proposal provides that zoning floor area is increased for every 25 feet (or rounded off fraction) of void over and above the initial twenty-five feet (25'-0"). Thus, a one hundred twenty-five-



foot (125'-0") void, over and above the initial twenty-five feet (25'-0") would consume floor area equal to five times the area of the void. This formula needs to be modified to include floor area added for every fifteen feet (15'-0") of vertical height of a void in excess of twenty feet (20'-0"). For a one hundred twenty-five-foot (125'-0") void above the initial twenty feet (20'-0"), nine times the area of the void would be counted as zoning floor area.

Land Use Committee: 10-0-0-0

-Committee Board Members: 6-0-1-0

**D. Floor Area of the Void:**

As the current proposal will endeavor to measure zoning floor area by the area of the void, this would permit a developer to reduce floor area by creating a "skinny" or lollipop stick void. This stratagem would reduce the amount of floor area attributed to the void. This also needs to be revised so that the calculation of floor area of the voids is an average of the floor area of all floors in the building, excluding any base, thereby eliminating any advantage to creating a skinny void space.

Land Use Committee: 10-0-0-0

Non-Committee Board Members: 8-0-0-0

**E. Unenclosed Voids:**

The current Residential Mechanical Void text amendment does not address voids that are not enclosed. An unenclosed void, on stilts of unlimited height would not be counted as floor area. All voids, whether they are enclosed or unenclosed should be counted as floor area.

Land Use Committee: 10-0-0-0

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

**F. Maximum Residential Ceiling Heights:**

The current Residential Mechanical Void text amendment does not address dwelling unit ceiling heights. Given that the excessive floor to ceiling height is a component of overall building height, any floor to ceiling heights in excess of fifteen feet (15'-0") in dwelling units count against allowable floor area in the ratio calculated by dividing 15 feet by the floor-to ceiling height in excess of 15 feet. (For example, if a ceiling height is 18 feet, an additional 20% (3/15th) would be added to zoning floor area.)

Land Use Committee: 8-2-0-0

Non-Committee Board Members: 5-2-0-0

**G. Regulation of Excessively Tall Lobbies & Unassigned Amenity Space:**

The current Residential Mechanical Void text amendment does neither addresses nor penalizes lobbies and amenities of unlimited height. As lobbies and amenity space are now including a variety of indoor sports facilities (basketball, climbing walls etc.) or vanity spaces, the text amendment should stipulate the minimum requirements and any other limitations as to sub-divisions or insertion of mezzanines that would otherwise add floor area at a later date.

Land Use Committee: 10-0-0-0

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

**H. Impact on Increased Height as a Result of Zoning Lot Mergers:**

The current Residential Mechanical Void text amendment does not address other features contributing to super-tall building heights. In particular, the proposed amendment does not address the additional permissible height generated by zoning lot mergers. Limitations and minimal requirements to justify the additional height of buildings generated by zoning lot mergers needs to be part of the public review process and presented before the affected Community Board.

Land Use Committee: 10-0-0-0

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

**I. Other Residential & Mixed-Use Residential Buildings:**

The current Residential Mechanical Void text amendment does not include hotels and other types of residential facilities including but not limited to mixed use buildings which are less than 25% commercial. The limitation the use of voids to increase building heights in these variant types of residential buildings should apply to all commercial and mixed-use buildings.

Land Use Committee: 10-0-0-0

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

Based upon the foregoing, THEREFORE, BE IT RESOLVED THAT, that CB 7 approves the Residential Mechanical Void text amendment contained in the DCP document dated January 28, 2019, subject to the comments and specific recommendations identified above.

Land Use Committee: 10-0-0-0

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

**3. NYS Proposed Legislation for A5026**

Gus Ipsen, Legislative Aide for Assembly Member Linda Rosenthal's Office provided a summary of the what the legislation will comprise under regulations for the multiple dwelling law. Senator Brad Hoylman is a co-sponsor on Senator Jackson's bill which is addressing the same issues. Assembly Member Rosenthal is looking for support now.

It was agreed that this legislation would be subject of a future Land use meeting

**4. Resolution on moratorium against too tall buildings.**

Members of the land use Committee were provided with a copy of Richard Asche's text that he worked on since the previous Land use Meeting. read the previous draft of the resolution.

It was agreed that further revisions would be made, and this would be circulated to the Committee first and then be distributed for review at the Full Board meeting and a vote.

Although no vote was taken at this time by the Land Use Committee and the Board Members present, there was unanimous support for this resolution requesting a Moratorium on Supertalls by the City Council until all issues relating to the exploitation of mechanisms to increate height currently in construction or in design proposals be addressed by the Department of City Planning. CB5 has requested that the text of the Moratorium include a unique circumstance in their district being the supertall heights now reaching 1,700 feet for commercial buildings using other loop holes including excessively tall lobbies, as an example.

**5. MCB7's District Needs Statement for Fiscal Year 2021.**

Page Cowley and Seema Reedy will review and work on the document and circulate to the Land use Committee for review and comment

There being no further business the meeting was adjourned at 8:35 pm.

Submitted by Page Cowley & Seema Reedy

## **PARKS & ENVIRONMENT COMMITTEE MEETING MINUTES**

**Ken Coughlin and Jennifer Markas, Co-Chairpersons**

**February 25, 2019 at 7:00pm**

*The meeting was called to order at 7:04 pm by the co-chair.*

**Present:** Ken Coughlin, co-chair (“KC”); Klari Neuwelt (“KN”); Steven Brown (“SB”); Natasha Kazmi (“NK”); Susan Schwartz. **Chair:** Roberta Semer. **Non-Committee Members Present:** Mark Diller; Ira Mitchneck. **Absent:** Jennifer Markas, Cindy Cardinal, Jennifer Nitzky and Tina Pina.

### **1. Presentation by the Department of Parks & Recreation on the restoration plan for the Anibal Aviles Playground (“the playground”), Columbus Avenue and West 108th Street.**

**PRESENTERS:** Ariel Krasnow – Project Manager, West Side Federation for Senior and Supportive Housing (“WSFSSH”); Giovanni Diaz (“GD”) – Principal, Weintraub Diaz Landscape Architecture, PLLC; Alda Chan – Project Administrator for Planning, NYC Department of Parks & Recreation.

Three city-owned parking garages on 108<sup>th</sup> Street are being or will be demolished and the property transferred to WSFSSH for conversion to affordable housing for seniors. Anibal Aviles Playground is situated between the eastern-most and the two western-most buildings. The buildings to the west of the playground are already down or in the process of coming down. To facilitate construction of the new housing on these sites, thirty feet of the playground’s western end will be used for staging so that there is minimal disruption on the street.

GD showed several photos of the current state of the playground, where swing sets have temporarily been removed. He noted that there are several other green spaces close by for people to enjoy during this construction phase. Currently the main entrance is off of 108th Street, with minimal green space.

GD then described various upgrades planned for the western section of the playground following completion of construction. A two-bathroom comfort station will be constructed at the park’s northwest corner to serve visitors to the playground. The new comfort station will allow water recharge for the trees in the immediate area. The former swing sets will be replaced with a different standard of swing set that will make more efficient use of space. Six swings will be installed (up from four previously), including an ADA-type swing. The seating area south of the swings will be expanded and a new side entrance to the playground will be added. The new fencing will be picket-style, which is more attractive and more durable than the current chain-link fence. Safety surfacing plus permeable pavers will also be installed. Various greening initiatives will be implemented to increase planting near the entryway. GD said that when the easternmost building is constructed in several years, a similarly-sized section on the playground’s eastern edge will receive an upgrade.

The cost of the playground upgrade is included in the overall budget of the WSFSSH building project; no Parks Department funding or funding from elected officials will be required.

#### **Q&A (Committee and Non-committee CB7 members):**

Who will maintain the comfort station? Answer: The comfort station will be maintained by the Parks Department per an agreement.

What is the restoration timetable? Answer: WSFSSH’s agreement with parks is that the playground will be ready by January 2021, when the building is ready.

KN: Given changing gender norms, how will the bathrooms be labeled?

Matt Genrich (Parks Dept.): Gender labeling is per current Parks Department policy.

SB: There can be diversity in ADA-compliant swings, so the Parks Department has some choice, and urged that a high-end ADA swing be purchased. SB also was concerned about the safety of the users of the restrooms and the potential for various illegal activities there, given that they will be located in the back/corner and may not be well-lit.

Answer: The safety of the comfort station is expected to come from the fact that it will be well-lit and that there will be many windows facing out on to it directly (WSFSSH health center, resident corridor). Many eyes are expected to be on the playground.

NK: The Parks Department should be mindful of plantings that may encourage a rat infestation in the playground.

Q&A (community members):

Dan Cohen - Friends of Anibal Aviles Playground: The entirety of the playground needs a bigger upgrade, in addition to the current plans being discussed. The park itself is in good shape but the playground equipment is very tired. Requested that work on the rest of the playground be prioritized.

KN noted that restoring the entire playground has been a budget priority for CB7 for a number of years.

Cohen asked whether a storage area planned for the comfort station could be used to store playground equipment. Answer: They will check and follow up.

Will there be changing tables? Answer: Yes, they believe in both restrooms.

Peter Arndtsen – Columbus Amsterdam BID: The playground is a rat haven already. Decisions on new plantings should keep that in mind.

Daniel Atha - UWS Naturalists: Happy about diversity of plantings as shown in the presentation, but many are not native and will attract rats (liriope spicata and narcissus, for instance). May apple, Virginia bluebell, greater celandine, and milkweed are all good, native options instead.

KC asked the presenters whether a CB7 resolution is needed and it was determined that none is needed and that the presentation was purely informational.

**2. Presentation by the Broadway Mall Association of a new public art exhibition.**

**PRESENTERS:** Deborah Foord – Broadway Mall Association

The proposal is for large, wooden sculptures of various birds, created by artist Nicolas Holiber. The artist will create 12 sculptures in total, with six on the Broadway Malls in CB7 and the remainder on the Malls in CB9.

The bird sculptures, which are made of distressed wood, all represent species that are threatened and that pass through New York during their annual migration.

Most of the sculptures are 11 to 12 feet high, and some have large wingspans. Photos and schematics of the sculptures were shown.

The sculpture locations along the Broadway Malls within CB7 are:

64<sup>th</sup> street – Dante Park

72<sup>nd</sup> street

79<sup>th</sup> street

86<sup>th</sup> street

96<sup>th</sup> street

105<sup>th</sup> street

The sculpture locations in CB9 are 117<sup>th</sup>, 120<sup>th</sup>, 139<sup>th</sup>, 148<sup>th</sup>, 157<sup>th</sup>, and 166<sup>th</sup> streets.

86<sup>th</sup> street is not normally a location for a Broadway Mall art installation. The artist worked with the smaller space to make the artwork fit. Also, the 105<sup>th</sup> Street location was considered more appropriate for the installation than the usual 103<sup>rd</sup> street mall location. The Parks Department still must formally approve this location.

The installations will be inaugurated on May 17 of this year, with a ribbon cutting at 72nd Street. The works are expected to be on display through December.

Q&A (Committee and Non-committee CB7 members):

Financing / Cost: Private money has been raised to finance this project. The artist has tried to lower the installation cost by keeping the bases hollow initially and filling them with sand at the time of installation.

The exhibition presents a teaching opportunity for children and the general public: The potential to develop exciting programming around this installation is immense and still being developed. A lot of information will be up on the Mall Association's website for teachers. Most signage next to each installation will be map-like to encourage passersby to visit other sculptures in the exhibition.

Weight of the sculptures and distribution: The Parks Department's Arts and Antiquities department has weight/height standards and all specs that were submitted by the artist have been approved.

Q&A (community):

Ken Chaya - UWS Naturalists Group:

Any plans to remove trees, plantings, etc.? No.

Teachable moment: Tell the public where the birds have been spotted here in NYC.

Resolution to approve the Broadway Mall Association's upcoming art exhibition:

Committee members: 5-0-0-0. Non-committee Board members: 3-0-0-0

**3. Committee Updates:**

Parks Department: Verdi Square clean-up work is ongoing. 55 rat burrows were discovered in the small triangle. Volunteers are now working every Saturday.

*The meeting was adjourned at 8:40 pm.*

## PRESERVATION COMMITTEE MEETING MINUTES

Mark Diller, Chairperson

February 14, 2019 6:30 PM

**Present:** Mark Diller, Jay Adolf, Miki Fiegel, Peter Samton and Susan Schwartz. **Absent:** Michele Parker.

### 1. MCB7's District Needs Statement for Fiscal Year 2021.

Discussions were held regarding DNS. The committee agreed that it would be helpful to see more staff at LPC. Also, the committee decided to look at specific buildings left out of the historic district designation particularly those above 96<sup>th</sup> St. Miki Fiegel was asked to add buildings to this list.

### 2. 262 Central Park West Apt #4C/D (West 86th – 87th Streets.) Application #19-3469 to the Landmarks Preservation Commission for a window replacement.

*Application presented by Doug Simpson of Panorama Windows*

Current windows are 1/1 aluminum replacement windows. There are no original windows left in the building. The new proposed windows are also 1/1. The underlying brick mold will be replicated throughout with extruded aluminum. The windows are aluminum painted dark brown to match existing windows in the building.

*MOTION: To accept proposal as presented with a note of concern from the committee that it recommends the building develop a master plan for window replacement. VOTE: 5-0-0-0*

### 3. 327 Central Park West (West 93rd Street.) Application to the Landmarks Preservation Commission for alteration of the opening at the penthouse level.

*Application presented by Erin Rulli of Alex Gorshin Architects*

This penthouse was originally a group of maid's rooms which were combined to form an apartment. There are no original window openings. Over time many changes have been made to the façade. The proposal is to change the existing fenestration including new corner windows that wrap around the corner of the penthouse. The window height will remain the same. Original brick is being used. The building flues are to be boxed out in the same original brick. One chimney is being pushed back and is no longer visible from the public way. The entire penthouse windows and chimney flue cladding are visible from within Central Park. The windows on the North, East and South elevations will be changed. This building has a master plan. The windows conform to that plan.

There was a discussion among committee members regarding the placement of the windows. While most were comfortable with the window placement, one member would have preferred the new windows would line up with the windows in the rest of the building. Other members disagreed pointing out that the top apartments on this and other buildings did not follow the pattern of fenestration found on the lower floors of comparable buildings.

*MOTION: To accept the proposal as presented. VOTE: 4-1-0-0*

## TRANSPORTATION COMMITTEE MINUTES

Howard Yaruss and Su Robotti, Co-Chairpersons

February 12, 2019

*Transportation Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 7:00 pm by Co-Chairperson Howard Yaruss.*

**Present:** Suzanne Robotti, Howard Yaruss, Andrew Albert, Elizabeth Caputo, Joshua T. Cohen, Ken Coughlin, Doug Kleiman, Sara Lind and Richard Robbins. **Chair:** Roberta Semer. **Board Members:** Linda Alexander and Mark Diller.

**Absent:** Isaac Booker, Miki Fiegel and Lillian Moore.

The following matters were discussed:

Please go to <https://www.youtube.com/watch?v=3sCRRr5fNfM> for a complete recording of this meeting.

### **20<sup>th</sup> PD Police and Traffic Stats**

Sergeant Montgomery reviewed and led discussion about the police stats for the month and year.

Ken Coughlin, Sara Lind, Linda Alexander and Roberta Semer asked questions about left turns.

Richard Robbins asked about cell phone usage/texting while driving.

Sara Lind and Linda Alexander discussed out-of-district drivers and whether they contributed to a greater number of crashes or incidents in the neighborhood.

Doug Kleiman asked about subpoenaing records.

Andrew Albert asked about signal questions and how the Board can help relay safety information to the board.

Richard Robbins asked about mid-block pedestrian collisions (rear view mirrors tapping elbow)

6. **Newsstand at Broadway and West 85<sup>th</sup>** (nobody in attendance, tabled until end of meeting)
7. **72 W 109<sup>th</sup>**. TLC application. Someone from the community said there was one complaint from the last time he visited CB7 – only one complaint. Andrew asked whether there had been a change in application (no). 9-0-0-0

Vote: 9-0-0-0; Non-Committee Members 3-0-0-0.

**8. City Bench.** Howard and Su spoke about the City Bench and there is no need for a resolution. Putting in benches, Howard says they cost approx. \$2500. DOT IS WILLING TO PUT IN additional benches in the community IF REQUESTED BY CB7 OR RESIDENTS. THE BENCHES HAVE no backs, short dividers. Andrew asked about requirements for locations. Mark asked about the 61<sup>st</sup> Street location. Richard asked whether/how we promote City Bench and put information ON HOW RESIDENTS CAN REQUEST A BENCH on the website.

### **2. Fresh Direct - Larry Scott Blackmon, VP for External Relations**

LARRY SPOKE ABOUT FRESH DIRECTS FLEET: Fresh Direct originated in LIC, now in the Bronx. Investment now made in clean vehicles, post-Sandy. Awards from EPA under Obama Administration for using clean diesel. Follows a "Depot Model". FD talks to District Managers across the Boroughs and they track and know how drivers work – how they idle, how fast they drive, how long they stay in a specific location. He then shows the committee a schematic diagram of where every FD vehicle is in the 5 Boroughs – likens it to Air Traffic Control.

#### **Committee Questions:**

Linda: Commends for responsiveness and recyclable bags.



Sara: Asks what relationship to FoodKick is. LSB: FK is a same-day model, they use bicycles and not trucks. FK launched in Brooklyn. FK more focused on curated and artisan items whereas FD is larger mass market food and supplies. FOR THE UWS FK delivers out of a warehouse on the west side in the 50s.

Andrew: What instructions are trucks given about idling? LSB: We train THE DRIVERS and the trucks are programmed TO TURN THE ENGINE OFF AFTER A FEW MINUTES OF IDLING, the only thing running is the refrigeration unit. Sometimes people confuse refrigeration unit noise with trucks idling.

Andrew: Where do supply trucks go – SW corner of 89<sup>th</sup> and Amsterdam, cites issues on that corner. LSB says it is a rare circumstance and we only go where the customers tell us where to go.

Andrew: Is it the intention of FD to not monopolize a particular location but to move around? LSB: Absolutely. Other delivery companies are all in discussion and trying to find places to deliver/unload safely.

Howard: Have you lobbied the city about loading zones? LSB – have talked with Commissioner Trottenberg and state officials. There is a task force and it's being investigated.

Richard: Asks if it is possible for you to run your business legally? He clarifies the question. LSB says FD adheres to all traffic laws

Su: Is there a specific law allowing delivery trucks to double park?

Conversation among Committee and LSB about loading zones, which Roberta clarifies. WHEN ASKED, SGT

Sgt. MONTGOMERY STATED DOUBLE PARKING IS ALWAYS ILLEGAL.

Richard: What is the average time that one of your trucks is in a location. LSB: Depends on the zone. Goal is to minimize number of vehicles on the road. Their goal is to find legal parking spots. Richard then states that “FD is effectively using the streets as a distribution center”, without paying RENT like a storefront would. LSB says they adhere to laws and they try their best to move trucks around. He provides his contact information. 718-928-1000 can be publicized as a number to call. Richard continues and mentions abusiveness of FD employees when he is blocked by FD in the bike lane. LSB says that they have not received extensive complaints from our neighborhood and that when they receive complaints FD ~~trucks~~ IMMEDIATELY remove trucks.

Sara: Asks about FD usage data and number of deliveries. LSB – they vary. UWS, UES and South of 59<sup>th</sup> are the number one delivery location.

Ken: Suggests opening up a storefront and a warehouse, Roberta discusses that we are not zoned for that type of storefront, you can't change zoning just to have warehouses. Also asked about training and if drivers are told about the rules, protecting the bike lane, etc. Asked what the refrigeration units run on. LSB – Clean Diesel. Hope to get to battery power. Ken – asked about wage scale of workers. LSB – varies. Minimum wage went up. He will have to follow up to get us that information.

#### Community Questions:

Mark Chiusano: Past President of NYS messenger and courier association – commends FD for its presentation. Can you dig deeper into the model? FD trucks reduce carbon footprint by reducing number of vans and cars that would ordinarily make these deliveries. Also mentions re: wages that jobs are being added, drivers and delivery people get tips. Last mile solution.

#### Return to Board Discussion:

Doug: Discusses the idling issue. He demands change and that there have been rampant issues with FD over the years. He sees challenges as parking spaces being taken up, FD parked by grocery stores, retailers see their own deliveries blocked – wants us to solve the problems together. Doesn't believe it's true that FD adheres to all the laws. LSB – we're not a perfect company but trying to do our best.

Doug: How are you following up to make sure workers are following rules? LSB – we have depot leads, people who work at our company who live in the neighborhood. Self-policing. Are people being sent in “Secret Shoppers” to make sure that the community is not being annoyed? LSB – he goes in to locations all the time to “check in”.

Su: how many deliveries does the average truck have on it? LSB – ballpark, hundreds, depends

Andrew: What is circumference of delivery route LSB- several blocks up to 10-20 blocks

Mark: Absence of complaints does not mean an absence of problems, could be a measure of futility as the reason folks don't contact FD. What jumps out to me no is there is a distribution center in Manhattan for your bikes, why aren't you using it for FD? LSB – we are exploring every idea possible to mitigate impact.

Howard: Every other city has loading zones. DOT says no. Why can't we have them. Why can't we have what every other city has?

DOT rep/Colleen C: DOT is reviewing it.

Rich: You're providing a valuable service. But you're using our streets. 2018 you had 20K summonses and paid the fines rather than paying rent.

Elizabeth: It's a cost of doing business.

#### Community Questions:

Larry Zogby: NYS Messenger Association – grateful for a community that is passionate. You're bringing your complaints to the community, if we do it the community board way rates will go up 40%. To get these issues solved CB7 should go through the media, shine a light, get the City Council on board to pay attention to the problems and support the bigger picture. Don't drill FD on this and don't want the community to be hurt.

Marty Hoffman, Dana Shaughnessy: 89<sup>th</sup>/Amsterdam references, 2018 Cycling guidelines, discusses left turn lane and presents on neighborhood concerns impacting cyclists as they come up Amsterdam, and how FD negatively impacts cyclists' ability to use the lane (parked in turning lane)

Sergeant Montgomery: 311 does not have dialogue with FD. Colleen/DOT: You need to contact an enforcement agency. NYPD is the enforcement agency and who you should speak with. Traffic enforcement agencies do not issue summonses.

Linda Rosenthal's office: please contact us if you have any issues

Sergeant Montgomery: When I get a 311 call (we had 10 this year) idling, double parking, truck loading zone, noise, and a meter violation – within 20 minutes she gets a response. FD website directly and within 20 mins to 2 hours you will get a response. Others will call the truck directly. When she speaks to the trucks, they move.

LSB: we work with the PD as a partner, they have told us and they will enforce when we are wrong.

Roberta: Howard, Su and I met with officers of the 24 (Officer Jones is actually present at the meeting).

Officer Jones: notes issues at Happy Warrior Playground and other spots around the 24.

One person indicated that tickets are ineffective, cost of business – make the drivers move. Even when parked legally for 2 hours, they never move after 2 hours. I was here at previous meeting and there is time for a cooperative look at the whole model – the number of complaints are wildly disproportionate. A different model would not put them out of business and is feasible.

Jeremy Pearlman: idling, noise in the early morning is a huge concern, deliveries but 6 am to 11pm increases nuisance levels. Why can't you follow the UPS/Fedex model?

LSB: we deliver when our customers tell us to deliver

Sara: as a working mom, I need my deliveries early morning and it is important for working families

HuseynOzer (owner of Bodrum): idling impacts our business outside our storefront and has impacted foot traffic into restaurant, they unload with handtrucks and block parking

Michael Staff: (Runs Jakes Dilemma and Gin Mill.) Trucks parked outside from 5am -11pm. Cannot see his storefront, he takes photos but they are double parked constantly. Police had them moved to 80<sup>th</sup> and then to 83<sup>rd</sup> Street.

LSB: We take all your issues seriously and we'll. 718-928-1811, [publicaffairs@freshdirect.com](mailto:publicaffairs@freshdirect.com)

**Newsstand Broadway and 85<sup>th</sup> Street** – disapproval without prejudice to come back next month

Resolution: Committee 9-0-0-0; Non-committee 2-0-0-0

### 3. Loading Zone

Howard: issue about delivery services across the city. I have no confidence in DOT ability to get this done so what do we do in interim

Su: Proposes a joint meeting with Land Use. Asks Colleen what would be helpful with data on loading zones. Colleen wants the CB to be involved, be able to identify and determine hotspots in the neighborhood.

Andrew: Represented CB7 at a loading zone meeting, 61<sup>st</sup> to discuss the incoming Target store coming in (Committee discussion of warehousing – using new Target – where are majority of new deliveries coming – from the north, so no need to change the direction of the street)

Rich: One thing we need to consider – are we incentivizing ecommerce giants to use the streets as their retailers? Do we want to let the streets be free when real estate is expensive?

Elizabeth: People are affluent and they want this stuff, no amount of fines will deter the big ecommerce giants

Roberta: Describes how package deliveries have changed over the years

Community question: Can you define what a loading zone is (Mark answers).

Su: Asks Colleen if there are options we're not considering. What can we do?

Colleen: Change TO metered parking, HAVE drivers PAY if they get a ticket which may serve as a deterrent (question about whether this is legal). Create more space for loading/unloading but will that space be used by FD or others?

Ken: Everything is being delivered now. Penalizing the driver is not a solution, we need loading zones.

Doug: We're squeaky wheels and we're having impact but worried about having circular conversations – what are the longterm solutions.

Howard: We keep complaining but nothing gets done.

### 4. Parking Tickets – Legislation

Mark: Could someone give context on how it works

Roberta: Cars get ticketed and they can appeal or not. Larger companies hire expeditors to pay the fines. Example: Fairway, gets fined for having food outside, uses it as a cost of doing business.

Su: City is negotiating on the scenario where there are reductions lower cost per ticket overall

Rich: Range from 18-32 percent discount. Rich contacted the person who did the study. We don't know what percentage the city is collecting for individual tickets. He says it is infeasible to individually litigate millions of tickets. Rather, should we be focused on doing an escalating fine? Do we want to continue as is where companies just pay tickets or what bigger solution can we come up with?

Roberta: Other parts of NYC have a different model than Manhattan

Mark: Let's think about this as a policy matter. Lever is the way to influence behaviour. Cost should not be on the individual driver – we want behavioural modification but it needs to lead to do something different than what we're doing now.

Roberta: Board 7, 8, 4, 5, 6 are biggest users of FD. Deliveries are dropped off differently in Brooklyn.

Ken: discusses enforcement issues and responds to a reporter's question

Howard: More loading zones, more rules and enforcement

Su: how can we get how many deliveries, how many trucks.

Andrew: We need changes esp to Amsterdam Columbus Broadway due to opposite side of street deliveries

Su: Summarizes committee discussion - there is an acceptance level to discounting of tickets.

Howard, Doug and Josh: Discuss how/whether small businesses are disadvantaged by this.

Rich: Program brought in \$47 million last year. Unfair to businesses that can't get negotiated rates and second, there should be some time of escalated fine.

Sara: Should we contact businesses and ask them to provide us with usage data?

(Committee members ask questions and discuss the pay-per-ticket and graduated fines models)

No resolution or vote NEEDED.

### Community Board 7/ Manhattan

**Speed Bumps (Colleen):**

Colleen: DOT has revised its speed bump policy. We are no longer coming to Community Boards for approval of speed bumps. DOT wants to implement quickly and the CB process takes time.

Andrew: asks difference between pads (yellow cushion) and bumps (asphalt).

Elizabeth: speed bumps – is it possible to at least provide input prior to bump installation (yes) Colleen says when requests come before school they always move forward

Su: How many speed bumps can be put in in a year? Are they a relic?

Colleen: we install hundreds of bumps and pads now, which will help with trucks traveling up major avenues to serve as speed reducers.

Committee discussion of merits of speed bumps and this new DOT policy, Committee is largely supportive.

Mark: It would be great if we could put this on our website

Colleen: Let Penny know if you want a speed bump and Roberta will work to get info on website

**9. E-scooter and Delivery Bike (Elizabeth organizing spring Forum)**

Committee discussion of proposed town hall/committee discussion between Transportation and BCI about both e-scooters and pedal assist and motorized bikes, regulation and pros and cons for the neighborhood. Lyft will come to Transportation March committee meeting. Next steps: Elizabeth to organize call so we're prepared for March meetings, Howard/Su, Linda/Christian will follow-up.

Mark: Asks Question of Colleen re: bumpouts (before Colleen leaves) – Roberta clarifies

**District Needs**

Roberta outlines District Needs process – and how our DNS and will need to update things for this year, process is moving forward this year. Google Doc to go around and edit. Also looking at Community Groups and Organizations as to which groups can really inform the DNS (Senior groups, universities and cultural groups, etc) – we want to compile a list of groups in the neighborhood we should be consulting with. Andrew will be the point person on the DNS and over the next month he will remind committee members, he will be lead on updating the DNS for June, to get written up in July. Budget priorities will be in the fall. Also have gotten updates from OMG and we can give an overview of what has been funded and what hasn't been, given the Mayor's budget. Roberta recommends we review Transportation DNS statements of other boards to compare

Joel Ettinger is introduced - Former ED from NY Metro Education Council and Regional Administrator for FTA, 45 years of transportation experience.

Meeting adjourned at approx. 8:58pm.

**Community Board 7/ Manhattan**  
**Silverstein/ABC Working Group**

Minutes, February 28, 2019

Present: Andrew Rigie, Roberta Semer, Seema Reddy, Su Robotti, Sean Khorsandi, Chris Giordano, Holly Rothkopf Robert Gottlieb, Lizette Chaparro, Julien Dellaporta, Caitlyn Letteri

We discussed the meeting with the Silverstein group in November. Roberta explained that they have also met with local electeds and several community non-profits including: DOROT, Goddard Riverside and West Side Campaign Against Hunger.

The Silverstein/ABC site could have 1.4M sf available on the ABC West End Ave site, including the contiguous development site: <https://www.landmarkwest.org/abc/>

**What do and don't we want?**

- do we want bulk or do we want height - often that is the tradeoff
- with more bulk, the apartments tend to be closer to affordability
- impact study: sewage, transportation, school - can something be done cheaply here to address this?
- what would be the ideal and best use of that lot?
  - should do a site visit...
  - we don't want a back of the building facade / back alley anywhere
  - need a garbage removal plan that doesn't involve lining up garbage all along the street
  - some portion/% of retail be reserved with local stores that have shops and/or subsidized commercial space
  - school ?
- seems like buildings will be mixed use residential with base of retail. but we should find out if this is still true
- This block falls within the [C4-7 zoning district](#) which has a [R-10 equivalent](#), (along West End Avenue) as well as the C4-2F zoning district which has a R-6 equivalent, (along West 66th Street). There are no contextual zoning height limitations which means **there is potential for large-scale residential development.**
- Concern about shadows - will shadow Riverside Park in the mornings, and also the 64th St/Riverside Park at certain times:
  - The extent and timing of the shadows depend on the massing of the development
  - how will Mark Levine's bill regarding shadow be related to this?
- There are transportation implications regarding:
  - parking
  - loading docks - for deliveries
  - may need commercial loading zones
  - this area should be as pedestrian- and bike-friendly as possible
  - the east-west transverse needs to be accessible and welcoming
  - Additional access to riverside park will be helpful, if it can be added

**Next steps:**

Thursday March 14, 9am a site visit if weather permits, and invite the Silverstein Group to participate.

Start creating a list of the top 10 things we want and the 10 things we don't want.

# Health and Human Services Committee Minutes

**Sheldon Fine and Catherine DeLazzero, Co-Chairpersons**

**February 26, 2019 7:00 PM**

Health and Human Services Committee of Community Board 7/Manhattan met at the District Office, 250 West 87<sup>th</sup> Street. The meeting was called to order at 7:00 pm.

Present: Sheldon J. Fine, Catherine DeLazzero, Robert Espier, Audrey Isaacs, Madge Rosenberg and Katie Rosman.

Three representatives from the New York State Nurses Association (NYSNA) were also in attendance, including nurse Mike DeMarco and political organizer Julie Camagong.

The following matters were discussed:

## DISTRICT NEEDS STATEMENT

The committee discussed which service providers in the community are presently addressing acute needs such as hunger and homelessness. While Citymeals on Wheels and the Westside Campaign Against Hunger are the main service organizations providing meals to community members, Goddard Riverside, The Red Oak Senior Center, and Club 76 Senior Center also offer meals in various capacities. The number of community members currently receiving meals through these organizations is unknown. Shelly suggested that HHS create an inventory of service organizations that provide meals as well as beds for homeless residents.

The committee discussed the Delivery System Reform Incentive Payment (DSIRP) program and its efficacy thus far. Started in 2014, DSIRP is a pilot program intended to reduce avoidable hospital use, particularly for community members who are chronically admitted to the hospital.

The committee will continue to discuss pressing needs in the community and identify service organizations that are working in these areas and could use CB7's help and advocacy. The DNS statement deadline is due in June 2019. HHS hopes to have its portion completed by May 2019.

## SAFE STAFFING FOR NURSES AT LOCAL HOSPITALS

Three representatives from the New York State Nurses Association (NYSNA), two nurses and a political organizer, returned for a second meeting to provide further detail on the issue of safe staffing of nurses at hospitals. NYSNA is currently negotiating a new contract with the Greater New York Hospitals Association. The previous contract expired on December 31, 2018. As contract negotiations have stalled, NYSNA members have voted to authorize a strike if necessary.

Although nurse staffing varies based on the unit, the NYSNA representatives stated that they have experienced and witnessed ratios as high as one nurse to 13 patients at any given time. They stated that hospitals have existing guidelines on staffing but do not follow them. In lieu of the current conditions, the representatives have proposed anywhere from a 1-to-1 patient-staffing ratio for critically ill patients such as those in the Intensive Care Unit (at least until they are stabilized), to a 1-to-4 ratio on the medical and surgical floor.

Although they were also invited to present, the Greater New York Hospitals Association did not attend the meeting. In lieu of attendance, they submitted written materials stating that they oppose mandated patient-nurse ratios due to their rigidity and inflexibility.

The committee discussed two potential courses of action to intervene in a positive and constructive way on this issue:

- Writing a letter to the Greater New York Hospitals Association requesting that they, along with NYSNA, negotiate in good faith
- Developing a resolution, to be presented at the full board, describing the importance of safe patient-nurse staffing and requesting that the two sides both negotiate in good faith