

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

### **Full Board Meeting Minutes**

Community Board 7/Manhattan's Full Board met on Tuesday, March 3, 2020, at Mount Sinai West in the district. Chair Mark Diller called the meeting to order at 6:36 pm after the secretary confirmed the existence of a quorum.

#### **Chair's Report: Mark Diller**

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

Vote: 31-0-0-0

Internal Board business will be shared via email

200 Amsterdam: Both Developer and the City have filed notice of appeal of the ruling. Automatic stay of the judge's ruling. There was an effort by some elected officials to respond to community's thoughts on this and have city not join appeal, but that didn't happen.

Changes of dates for meetings. BCI 3/22; Preservation 4/2; Bylaws Taskforce 3/22

BCI Town Hall 4/1 at 6:30 PM at Kaufman Theater at AMNH. Enter at 77<sup>th</sup> Street between CPW and Columbus. Two local property owners, local retailer, local restaurateur, Doug Kleiman as commercial broker, Andrew Rigie will moderate. RSVP on Eventbrite – link will be available on CB7 website

Forum on single use plastics this Sunday 3/8, 1:00-2:30 at DOROT

DNS and Budget items. Want public to be aware of this – we are eager to hear your thoughts on this. We are charged with commenting on the Mayor's budget and making sure our priorities are reflected in it. Cindy will be coming to Committee meetings this month to discuss.

There was a murder in the district today. It was a domestic dispute, not random act of violence or gang activity. Accused is in custody already. Not part of a larger trend.

#### **Community Session:**

##### **Catherine Fredman, Preserve Lasker Coalition**

Central Park Conservancy has proposed a redesign of Lasker which many CBs approved. We're concerned about the way in which the design was promoted. We don't think people got correct information. And we're concerned about what's going to happen. Design will cut over 25% of pool and rink space. There won't be a wading pool and neighborhood is increasing in population. People of stressed economic means are those who drown, so they need wading pools. The ice hockey program is enjoyed by 1500 kids and 500 adults. By cutting the rink will get rid of one of the two rinks and will gut the ice hockey program. Communities were not involved in the planning process. This is \$50 million of taxpayer money. Asking for your help in terms of what we can do to try to rescind this. Asking us to rescind our support. Change.org petition.

##### **Child**

Started going to Lasker at 3 years old and is six now. Built a lot of friendship there and enjoyed hockey. Important sport because it taught him to be responsible and only affordable place.

##### **Shana Zaslow and Win Armstrong, Park West Village Working Group**

Bill in State Assembly to create stricter lead thresholds in the air, soil, windowsills, floors than current EPA standards. Lead detrimental to child development. Could be harmful to adults and older people. Related to Jewish Home and Hospital. They wanted to build a 20-story nursing home next to PS163. Three to four years of construction would be loud

near their homes and the school. Lead and other toxins in the soil of the parking lot. Bill has passed the Senate unanimously. O'Donnell is a co-sponsor. A7635 is the bill. Conforms with Earth Justice recommendations.

Dean Heitner, Chair of Working Group of Park West Village

Issue started ten years ago when JHL announced the proposal to build this nursing home. Two legal cases to oppose this. Lost environmental case at court of appeals because the Department of Health relied on EPA standards. The second case – zoning case – brought against Board of Standards and Appeals and challenged a bizarre definition of open space in the zoning resolution. Won at the appellate division in October of 2018. Developer and the City immediately appealed. Will be heard in April or May. JHL has pulled out and they are no longer planning to build on the lot because of a change in the zoning resolution that affected the bulk requirements. Developer intends to build there, even if he loses the case.

Timothy Nelson, PTA and SLT of PS163

School also initiated a lawsuit. Won at the appellate division level and lost at the Court of Appeals. Need to make changes through legislation. That's why we went ahead with the lead legislation. As a parent and a community member, we worked really hard to do what we can. It's about environmental concerns for children. Thank CB7 for your support.

Thomas Caffrey, 200 Amsterdam

City and Developer have appealed the suit. If we survive the appeal, could result in removing up to 20 floors from the building. Looking for some sort of order that stops the developer from continuing to build during the time of appeal.

Ronney Bassan, NYC Census 2020

March 12<sup>th</sup> the Census goes live. Mailings will go out from the federal government and will tell you how you can get yourself counted. We are concerned with a few sectors: Manhattan Valley (hasn't been as responsive in the past), NYCHA buildings, and senior citizens. Senior citizens is the largest growing sector in New York. Some people may have difficulty filling out the census forms.

Nancy Bass Wyden, Strand Book Store

Founded by grandfather in 1927. Columbus between 81/82 opening new Strand store. Will have events, kids section, story time, etc. Will have a huge, curated selection. Will be opening in the Spring.

Elizabeth Felicella, NY Budget Justice

Statewide coalition urging Albany to reassess the tax structure in order to raise money for the things that all New Yorkers need. Working on 14 proposals – taxes to target only the wealthiest New Yorkers, including a wealth tax that would affect 112 billionaires. This is a long-term effort. Please check out the website and sign petition. CB12 passed a resolution unanimously to support this.

Zac Campbell, AMNH

Gilder Center update. Work focused on foundation supports. Construction vehicles 10-20 per day, including some concrete deliveries. Limited weekend work in March: no truck deliveries, will only be activities with minimal noise impacts, only 9-5 on Saturdays. Due to weather impacts and some unforeseen site issues. Please sign up for e-blasts.

Daryl Cochrane, NYC Commission on Human Rights

New protection based on hairstyle and had first case – hair salon was fined \$70,000. Had a case against Prada because of some blackface items and we brought that down. Looking to recruit 5000 youth to act as ambassadors in their schools. Launched a new campaign to combat anti-Semitism.

**Manhattan Borough President's Report: April Adams**

Working with stakeholders on 200 Amsterdam. State of Borough Sunday March 29<sup>th</sup> at 311 West 34<sup>th</sup> Street at 2:00. Helicopters: actively working on this with Helicopter Task Force, will have an update soon. 3/11 at 6:00pm at BP office, show curated by Pen and Brush, working to elevate female artists – “Art and the Written Word”. Morningside Park Community Forum – will have follow-ups soon.

**Reports by Elected Officials' Representatives:**

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

State of the City March 12<sup>th</sup>. Free tax prep day 4/6 from 12:00-6:00 – call for appointment. 2020 PB project expo 3/26 6:30-8:30 at 441 West 26<sup>th</sup>. In partnership with CUNY, holding Citizenship Now event 3/7.

**Erica Overton, Office of Assembly Member Linda Rosenthal (67<sup>th</sup> District):**

200 Amsterdam – AM issued a statement earlier today. Bill in NYS Assembly that would ban partial tax lot mergers. Bill passed that authorizes public accommodations in NYS to have naloxone to reverse an overdose. M11 – secured a meeting with MTA and DOT sometime in the next few weeks.

**Liam Galligan, Office of Assembly Member Danny O'Donnell (69<sup>th</sup> District):**

Reusable bag giveaway this Saturday with CM Rosenthal. NYSCA funding and increased funding for smaller cultural institutions. CUNY and SUNY have huge gaps in funding so trying to eliminate that gap.

**Suad Hassan, Office of State Senator Jose Serrano (29<sup>th</sup> District):**

Legislative updates: \$40 million for Coronavirus response approved last night. Last month passed cultural awareness and competency training for healthcare professionals. New York Senior Trail Guide. Museum Education Act. [manhattanbudgetforum@gmail.com](mailto:manhattanbudgetforum@gmail.com) – can submit budget proposals. Giving away reusable bags every Wednesday on UWS.

**Shana Harmongoff, Office of State Senator Brian Benjamin (30<sup>th</sup> District):**

Budget season: Community Influence Legislation – honoring the dignity of formerly incarcerated. Issue non-driving IDs to incarcerated New Yorkers as they prepared to return. Currently those being released are issued a temporary ID that carry a stigma.

**Julien Delaporta, New York City Council Member (6<sup>th</sup> District):**

Reusable bag giveaway Saturday 3/7, 11-3 at 96<sup>th</sup> and Broadway. This Wednesday at Bernie Wohl - housing clinic.

**Jacob Priley, Office of State Senator Brad Hoylman (27<sup>th</sup> District):**

There were concerns with rushed processing and the authority that was given to the Governor. Grateful to have Nancy as a constituent. Coronavirus: Senator has a bill that would ban price-gauging for medical supplies. Ban anything above a 10% increase during a health crisis. 200 Amsterdam: monitoring the situation closely and stand with the community.

**Erik Cuello, Office of New York City Council Member Mark Levine (7<sup>th</sup> District):**

Called a hearing for this Thursday at 1:00PM which will examine the City's preparedness for Coronavirus. Right to Counsel 2.0 – expansion of current bill. 37% drop in evictions since first bill was enacted. Trying to expand the income guidelines to get more people help. Public testimony for City Budget is 3/16 at 10:00AM. HDFC forum held by CB9 – advocating for issues around HDFC community – help people understand their rights and how to advocate on certain bills. Housing Development Finance Corporations. [Hdfccoalition.org](http://Hdfccoalition.org).

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

Continuing oversight: Barr will testify in front of Judiciary Committee on 3/31. Nadler requested DOJ give access to individuals who may have knowledge. Army Corps of Engineers looking at post-Sandy resiliency – Trump just pulled funding. Nadler working to ensure that is funded. Anti-lynching bill passed the House. Introduced three bills to improve fair and equal access to justice. Info on CDC website.

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

Internship application period ends this Friday – college, grad school, law schools. Paid internships. Women's History Month event – honoring Linda Rosenthal. Irish Heritage Breakfast.

Business Session:

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

**Resolutions Re:**

**Method of Operation Change to existing liquor license:**

1. **329 Columbus Avenue** (West 75<sup>th</sup> Street) 329 Hospitality Group LLC, d/b/a Asset. Request to include Disc Jockey, Recorded Music and Live Music.

Many neighbors showed up to express how difficult things were. Noise, smoking pot, garbage, etc. Asked him to speak to the neighbors, they did exchange phone numbers.

Joseph Bolanos: We oppose this new proposal. They will have live music, DJ, loud music. The DJ is horrific. People didn't show up because they felt it was a done deal. The backyard corridor – behind Asset are all the backyards from Columbus Ave to CPW – you can hear all the way down the yards. They don't have isolation soundproofing. We can all hear the bass of a DJ's music, especially when they open doors in the summer. Not good neighbors – covered storefront and never displayed permits. Blocked the sidewalk with plants. These are not good neighbors. If you approve the DJ aspect, the police are going to be called, we will be back, etc. Begging you to please deny them the DJ.

Director of Operations of Asset: Recognized that people were complaining about the noise, lights on the side of the buildings, garbage being taken out. Have taken several steps. Putting hoods on all the lights so they don't shine into the other building. Purchased several recycling containers for the bottles. Doing everything possible to mitigate this. No smoking signs posted in the alleyway. One employee let go. DJ was already approved on original liquor license. Do sometimes host large scale events. Don't have DJs on a nightly basis – on a rare occasion when there is an event. Applied to get the liquor license amended to have live music because want to go about it the right way. Lots of commercial vacancies on the blocks right around us. Signed a 16 year lease. Weren't even able to open for two years due to city permits, etc. Employ 80 employees, most of which live on UWS, Morningside Heights or Harlem. No official visits from any agencies, etc. We want to be great neighbors.

Michelle: Can we change the resolution so it's just about live music since DJ is already included in the license. This is a friendly amendment: just change this to live music. Linda accepts this. Change in the method of operation will permit live music.

Robert: UWS is becoming a ghost town. We need to allow businesses to mitigate these things. Don't want to lose businesses.

Andrew: Are they doing mitigation?

Linda: Yes, they're doing as much as they can.

**The Resolution to Approve was adopted.**

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

**Applications to the SLA for Two-Year Liquor Licenses:**

2. **410 Amsterdam Avenue** (West 80<sup>th</sup> Street) Public Market Inc. & Sushi Nonoka Inc., d/b/a Boka & Sushi Nonoka.  
**The Resolution to Approve was adopted.**  
**Vote:** 35-0-0-0

3. **156 Columbus Avenue** (West 67<sup>th</sup> Street) Botanicus Columbus Inc, d/b/a Le Botaniste.  
**The Resolution to Approve was adopted.**  
**Vote:** 35-0-0-0

4. **Renewal Unenclosed Sidewalk Cafés:**

- **316 Columbus Avenue** (West 75<sup>th</sup> Street.) Renewal application #1395732-DCA to the Department of Consumer Affairs by Pappardella Rest., Corp., d/b/a Pappardella, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.
- **417 Amsterdam Avenue** (West 80<sup>th</sup> Street.) Renewal application #2076570-DCA 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. **[Special note: Got them to agree to remove two tables and there would be ample space for pedestrians.]**
- **427 Amsterdam Avenue** (West 80<sup>th</sup> – 81<sup>st</sup> Streets.) Renewal application #2028372-DCA to the Department of Consumer Affairs by Taikai, Inc., d/b/a Momoya Upper West, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 17 seats.
- **2315 Broadway** (West 84<sup>th</sup> Street.) Renewal application #1341402-DCA to the Department of Consumer Affairs by Donizetti, LLC., d/b/a 5 Napkin Burger, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 34 seats.
- **566 Amsterdam Avenue** (West 87<sup>th</sup> – 88<sup>th</sup> Streets.) Renewal application #2056574-DCA to the Department of Consumer Affairs by La Petit Amelie, LLC, d/b/a Amelie, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
- **732 Amsterdam Avenue** (West 96<sup>th</sup> Street.) Renewal application #1138270-DCA to the Department of Consumer Affairs by Le-Se Amsterdam 732 Restaurant, Inc., d/b/a Dive Bar, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 17 seats.
- **249 Columbus Avenue** (West 71<sup>st</sup> – 72<sup>nd</sup> Streets.) Renewal application #2064661-DCA to the Department of Consumer Affairs by CMR Rest Corp., d/b/a Ella NYC, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats.
- **245 West 104<sup>th</sup> Street** (Broadway.) Renewal application #1187714-DCA to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café Du Soleil, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

**Sidewalk Cafe Renewal/Modification:**

5. **584 Amsterdam Avenue** (West 88<sup>th</sup> – 89<sup>th</sup> Streets.) Renewal/Modification application #1247422-DCA to the Department of Consumer Affairs by TB 584 Amsterdam Rest., Corp., d/b/a Bodrum, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

**The Resolution to Approve was adopted.**

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

**New Unenclosed Sidewalk Cafés:**

6. **450 Amsterdam Avenue** (West 81<sup>st</sup> – 82<sup>nd</sup> Streets.) New application #519-2020-ASWC to the Department of Consumer Affairs by Mee Tung, LLC, d/b/a Land Thai Kitchen, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

7. **2756 Broadway** (West 106<sup>th</sup> Street.) New application #440-2020-ASWC to the Department of Consumer Affairs by Calle 8 BDWY 106, LLC, d/b/a Calle Ocho, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 32 seats.

**Bundling 4, 6, 7**

**The Resolution to Approve was adopted.**

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

**Preservation Committee, K Karpen and Michele Parker, Co-Chairpersons**

**Resolutions Re:**

8. **2 West 67<sup>th</sup> Street** (Central Park West.) Application #LPC-19-41013 to the Landmarks Preservation Commission for a new front façade fixed picture window, with flanking casements spanning two floors.

**The Resolution to Approve was adopted.**

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

9. **120 West 74<sup>th</sup> Street** (Columbus Avenue.) Application #LPC-20-05622 to the Landmarks Preservation Commission to alter the areaway and construct a ramp and garbage enclosure.

**The Resolution to Approve was adopted.**

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

10. **160 Central Park West** (West 76<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for a proposed ADA ramp.

**The Resolution to Approve was adopted.**

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

11. **244 Riverside Drive** (97<sup>th</sup> Street.) Application #LPC-20-05813 to the Landmarks Preservation Commission to install barrier-free access ramps.

**The Resolution to Approve was adopted.**

**Vote:** 31-0-1-0

*Directed by the City Charter mandate that Community Boards review matters prior to consideration by the Landmarks Preservation Commission, the Preservation Committee reviews the “appropriateness” of proposed changes to individually designated landmarks as well as to properties listed within the Upper West Side’s Historic Districts.*

**Parks & Environment Committee, Elizabeth Caputo and Klari Neuwelt, Co-Chairpersons**

**Resolutions Re:**

12. NYC Parks of the plan for the renovation of the multi-purpose play area at Matthew Sapolin Playground (aka P.S. 199 schoolyard).

Shelly: Misrepresentation to say that they’re trying to make it more accessible. This is minimally accessible. Nothing here that particularly enhances that. But I am for the resolution.

Mark: There is a ramp that leads from side door which right now is not ADA compliant and they’re making that ramp fully ADA compliant. Yes, it’s not great, but it’s better than it was.

**The Resolution to Support was adopted.**

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

13. Naming the renovated skate park in Riverside Park at 108<sup>th</sup> Street for Andy Kessler.

Ian Clarke, NYC Skateboard Coalition: Speaking in favor. Andy Kessler died tragically in 2009 from allergic reaction to wasp sting. Raised on the UWS and NYC’s most prominent skateboarder. Lobbied for, designed and helped build Riverside Skate Park – NYC’s first skate park.

Aaron Oniton: On behalf of NYC Skate Coalition and with Tony Hawke Coalition. Thank you to everyone on CB7 and local elected officials who helped us get this far. Special shout-out to Mark Levine – he has been major contributing factor in how we got this far.

Ivory Serra: Knew Andy very well. A true New Yorker, lived on UWS for the majority of his life. Opportunity to preserve a legacy. Pioneered working with NYC Parks Department to build skate parks.

Jaime Affoumadou: Known as Puppethad. Knew Andy for 40 years. This is a great thing to name the park this.

Susan: They worked so hard to bring this to us and it shows how special he was. Was very touching to see the age diversity and how they created a community.

Doug: I knew him somewhat and he was really part of the neighborhood.

**The Resolution to Support was adopted.**

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

**Transportation Committee, Meg Schmitt and Howard Yaruss, Co-Chairpersons**

**Resolutions Re:**

14. **370 West End Avenue** (West 77<sup>th</sup> – 78<sup>th</sup> Streets.) Petition for a new revocable consent to construct, maintain and use three planted areas.

**The Resolution to Approve was adopted.**

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

15. Provisions for cyclists when the Cherry Walk section of the Hudson greenway is closed.

**The Resolution was adopted.**

**Vote:** 31-0-1-0

16. Crash Avoidance Technology.

Jay: Resolution says “all vehicles regulated by the state” - this would be all vehicles in the state.

Rich: This will be on all cars soon anyways. We’re looking for the city and state for vehicles that they have control over. Want it to cover bigger trucks.

Howard: Yes, this is all vehicles

Rich: But the city could take action on their own, and specifically for things like taxis.

Mark: There is some sense to have this separated out.

**The Resolution was adopted.**

**Vote:** 29-0-3-0

**Housing Committee, Louisa Craddock and Melissa Rosenberg, Co-Chairpersons**

**Resolution Re:**

17. **Calling for the NYS 2020-2021 Budget to Include New Capital Funding for NYCHA.**

We’re disappointed that this is not being discussed. Asking for \$2 billion to be allocated for NYCHA capital needs. Just a small step towards meeting the huge needs. In line with other advocates asks. Our neighbors are living in horrible conditions in NYCHA.

**The Resolution to Approve was adopted.**

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

**Steering Committee, Mark Diller, Chairperson**

**Resolution Re:**

18. Request for a leave of absence by Christian Cordova.

**The Resolution to Approve was adopted.**

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

**Present:** Mark N. Diller, Barbara Adler, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Steven Brown, Elizabeth Caputo, Cindy Cardinal, Joshua Cohen, Christian Cordova, Kenneth Coughlin, Louisa Craddock, Robert Espier, Lolita Ferrin, Sheldon J. Fine, Julian Giordano, Madelyn Innocent, Audrey Isaacs, K Karpen, Doug Kleiman, Blanche E. Lawton, Sara Lind, Douglas McGowan, Ira Mitchneck, Michele Parker, Jeannette Rausch, Seema Reddy, Andrew Rigie, Richard Robbins, Madge Rosenberg, Melissa Rosenberg, Peter Samton, Susan Schwartz, Ethel Sheffer, Polly Spain and Howard Yaruss.

**Absent:** Page Cowley, Catherine DeLazzero, Paul Fischer, Amy Hyman, Natasha Kazmi, Klari Neuwelt, Jennifer Nitzky, William Ortiz, Meg Schmitt and Roberta Semer.

# TRANSPORTATION COMMITTEE

Meg Schmitt and Howard Yaruss, Co-Chairpersons

Tuesday, March 10, 2020 7:00 PM

## Report from Colleen Chattergoon, Department of Transportation

- The DOT met with the Parks Department and the Central Park Conservancy to discuss cross-park paths. A proposal has yet to be created, but DOT will report back to CB7 soon when the proposal is made
- Rich: In our resolution, we asked for certain short changes to be made - were these adopted?
- Colleen: We haven't received the resolution or taken a look at the suggestions, but we will, and will create a larger proposal and hopefully have something to present in April.
- Howard: There was a pilot program for loading zones in front of buildings on West End. Will this be extended to Central Park West and what are the next steps?
- Colleen: It won't be expanded to CPW, I'll follow up on what's happening.

### 1. Discussion of information required in connection with a request for curbside building access.

- Howard: We haven't been able to come to a consensus around criteria for direct approval of requests for curbside building access. At our last meeting, we did agree on items of information that would be helpful for applicants to bring. The main three were: the size of building, whether a block association exists (and if so, whether it approves the request), and whether there is a hydrant or other feature that allows curbside access near the building.
- Barbara: How would this list be used? Would it be on the website or something the Board office provides people with if they call in?
  - Howard: Both - similar to how secondary street renaming works
- Howard: This is simply a list of what people should bring with them should they make a request
- Doug: This is no as of right (still a case by case basis)
- Steven: This is a sensitive topic
- Doug: We should keep the list generalized and provide examples
- Howard: What do we want to know/what should be on this list?
- Colleen (DOT): CB 5 has been receiving many requests as well - suggests reaching out to them
- Rich: We should make sure people know that each request is judged by its own merits.
- Rich: The meeting's agenda was only published today, the agencies dealing with cross-park paths didn't receive our resolution and weren't invited to our first meeting, this meeting itself is illegal.
- Mark: This month has been challenging in particular. We do need agendas more in advance, which will be discussed at Steering. Some of this is out of control, but we can make more progress

### 2. Update on cross-park paths.

- See above notes on the report from DOT

### 3. New business

- Regarding Coronavirus and Measures to Prevent It:
  - Ken: The DOT Commissioner (and Mayor) have recommended not boarding crowded trains/buses due to Coronavirus, and encouraged biking/walking when possible. We should call on the city to create safe networks of bike lanes
  - Rich: In the short term, we need to give CitiBike funds for rebalancing (moving CitiBikes from stations downtown back to residential areas). Since more people are using bikes, the residential stations are empty, and the stations downtown are too full. Would like to see Ken's resolution as well

- Howard: Only positive can come from encouraging bike usage
- Julien DellaPorta (public): CitiBike handles need to be cleaned more often
- Mark: How does what Ken proposed differ from what the City Council has already voted to do?
- Howard: Ken is talking about more immediacy
- Barbara: A big issue is that bikers don't follow rules
- William: How to ride a bike in NYC should be publically distributed info.
- Reed (public): The police should use big data to save lives when it comes to transportation and enforcement
- Doug: What should we ask for?
- Howard: A more comprehensive network of bike paths around the city
- Steven: We should make this about more than just bikes. Why don't we mention cars as well -- we should just say everyone should be safe
- Barbara: Can we circulate whatever resolution we pass to Full Board beforehand so that everyone can read and understand it prior to the meeting
- Doug: Could we do a letter for immediacy
- Mark: No, because a letter only works for extensions of resolutions we've already voted on.
- Rich: Let's strip down to a letter with two points: 1) Increase re-balancing and 2) take actions to keep cyclists safe. We can put both of these in a resolution but make the re-balancing part into a letter since we've already addressed it before.
- Steven: Full Board is in 30 days, which is a while
- Mark: Can we split into a resolution and letter?
- The Resolution concerning connecting bike lanes and increasing rebalancing was adopted. **Committee:** 7-0-1-0, **non-committee:** 2-0-0-0
- Regarding Manhattanhenge
  - Andrew (public): For Manhattanhenge, can street(s) be shut down for people to view it?
  - Mark: This already happens - AMNH shuts down 79th between Columbus and Amsterdam for viewing
- Regarding Manhattan Day School Parking
  - Public member: The Manhattan Day School has 10 spots for staff from 7 AM to 5 PM, but the school closes even earlier. Why can't the spots be held from 7-9 AM? We asked Colleen (DOT), who said no.
  - Mark: If the question was asked and DOT provided an answer, it may be dissatisfying, but in our advisory role that is the answer we're going to get
- Regarding the M11
  - Andrew: There was a call with Erica Overton (Assemblymember Rosenthal), CB 4, Mark, and myself to discuss the timeline of changes to M11. The discussion will continue on Thursday. I am asking that the current resource levels remain the same, and nothing be cut seasonally.

**Present:** Howard Yaruss, Andrew Albert, Ken Coughlin, Julian Giordano, Doug Kleiman, Richard Robbins, Roberta Semer, Barbara Adler and William Ortiz. **Chair:** Mark Diller. **Non-Committee Board Member:** Steven Brown. **Absent:** Meg Schmitt, Elizabeth Caputo and Sara Lind.

*The meeting ended at 8:30pm.*

# BUSINESS & CONSUMER ISSUES COMMITTEE

Linda Alexander and Christian Cordova, Co-Chairpersons

Wednesday March 11, 2020

Business & Consumer Issues 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 6:37 pm by Co-Chairperson Christian Cordova.

The following matters were discussed:

## **New applications to the SLA for two-year liquor licenses:**

1. **993 Columbus Avenue** (West 109<sup>th</sup> Street) Shwing! LLC, d/b/a Freda's Cuisine.

*Presenting for the Applicant: Rosa Ruiz, Frank Pettaway owner.*

- Applying for background music & for full liquor license.

CB7 Comments:

- Photos of signage were given to the committee.

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

Committee VOTE: 5-0-0-0

2. **152 Columbus Avenue** (West 66<sup>th</sup> Street) Jankyboyz LLC, d/b/a Jack's Wife Freda.

*Presenting for the Applicant: Michael Kelly, expediter.*

- Full service family friendly restaurant.
- Background music only.
- 19 tables 40 seats inside.
- No delivery bikes.
- End of year opening.

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

Committee VOTE: 6-0-0-0

3. **226 West 79<sup>th</sup> Street** (Broadway – West End Avenue) Lotus West Corp, d/b/a Manhattan Cricket Club of NYC.

*Presenting for the Applicant: George Karp, attorney; Joachin Martinez, principal; Victor Medina, manager.*

- 2 story space.
- Name will change from Cricket Club.
- Recorded background music.

Public Comments:

- Joe Bolanos (34 West 76<sup>th</sup> Street) – vouched for them; said they are all great.

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

Committee VOTE: 6-0-0-0

## **Renewal Unenclosed Sidewalk Cafés:**

4. **313 Amsterdam Avenue** (West 75<sup>th</sup> Street.) Renewal application #1471902-DCA to the Department of Consumer Affairs by Baby Oliver, LLC, d/b/a Piccolo Cafe, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

*Presenting for the Applicant: Miguela Casadi Massai*

- Nothing at all changed from previous application.
- Applicant expressed concern about the scaffolding covering his restaurant, which has been up for much too long.

CB7 Comments:

- Signage in side window, but proper posting should be completed before full board on 4/7.

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

Committee VOTE: 5-0-0-1

5. **416 Amsterdam Avenue** (West 80<sup>th</sup> Street.) Renewal application #2055672-DCA to the Department of Consumer Affairs by Ain Jupiter, LLC, d/b/a La Sirena UWS, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.

Presenting for the Applicant: Didier Pawalicki, president.

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

Committee VOTE: 6-0-0-0

**Sidewalk Café Renewal/Modifications:**

6. **450 Amsterdam Avenue** (West 81<sup>st</sup> – 82<sup>nd</sup> Streets.) Renewal modification application #2035604-DCA to the Department of Consumer Affairs by Gumbull, LLC, d/b/a The Dead Poet, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

*Presenting for the Applicant: John Court:*

- Slight modifications - change in egress, but same number of seats.
- Footprint slightly smaller.

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

Committee VOTE: 6-0-0-0

**Renewal Enclosed Sidewalk Café:**

7. **441 Amsterdam Avenue** (West 81<sup>st</sup> Street.) Renewal application ULURP#N180434-ECM/DCA#1283643-DCA to the Department of Consumer Affairs by JPS Ventures, Inc., d/b/a St. James Gate, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.

Presenting for the Applicant: Siobhan Hennessy

- No changes from before.

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

Committee VOTE: 5-0-0-1

**New Unenclosed Sidewalk Cafés:**

8. **311 Amsterdam Avenue** (West 75<sup>th</sup> Street.) New application #1475-2020-ASWC to the Department of Consumer Affairs by SweetGreen New York, LLC, d/b/a Sweet Green, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 26 seats.

*Presenting for the Applicant: Michael Kelly, expediter.*

- Same number of seats and tables.

CB7 Comments:

- One required posting in side window, but should be done properly before full board on 4/7.

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

Committee VOTE: 6-0-0-0

9. **50 West 72<sup>nd</sup> Street** (Columbus Avenue.) New application #2064-2020-ASWC to the Department of Consumer Affairs by CPW Rest Corp., d/b/a Lilly's Cocktail & Wine Bar, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

*The Applicant did not show up.*

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

Committee VOTE: 6-0-0-0

10. **510 Columbus Avenue** (West 74<sup>th</sup> – 75<sup>th</sup> Streets.) New application #2289-2020-ASWC to the Department of Consumer Affairs by Motorino 3 Inc., d/b/a Motorino, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats.

*Presenting for the Applicant: Michael Kelly, expediter.*

Applicant promised postings will be up tomorrow.

CB7 Comments:

- Posting should be done properly before full board on 4/7.

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

Committee VOTE: 5-0-0-1

11. New business.

- After discussion, the Town Hall meeting at the AMNH scheduled for April 1<sup>st</sup> is now postponed until further notice due, to coronavirus concerns.
- Discussion re holding future community board meetings in light of health concerns.

**Present:** Linda Alexander, Christian Cordova, Barbara Adler, Joshua Cohen, Doug Kleiman and Andrew Rigie.

**Absent:** Paul Fischer and Seema Reddy (attended by phone.)

*The meeting ended at 7:35 pm.*

# PRESERVATION COMMITTEE MINUTES

March 12, 2020

The Preservation Committee of CB7 met on Thursday, March 12, 2020, at the CB7 District office, 250 West 87<sup>th</sup> Street. The meeting was called to order by co-chair K Karpen. Committee members K Karpen (co-chair), Madge Rosenberg, Jay Adolph, and Josh Cohen participated in the meeting. CB7 Chair Mark Diller was also present and participated. The following discussions were had, and actions taken.

## **1. 119 West 69<sup>th</sup> Street (Columbus Ave and Broadway). Application to the Landmarks Preservation Committee for a one-story rear addition on the third floor of an existing extension.**

Aziz Akhadov, of Gregg Rothstein, Architect, presented for the applicant.

This resolution is premised on the following facts:

The building was built in 1890 and is 4 stories tall with 10 rental units, located on the south side of West 69<sup>th</sup> street. The building is not currently occupied. The proposed addition will not be higher than neighboring existing extensions and will line up with existing extensions. Applicant confirmed the proposal will be set back 30 feet from the rear lot line.

NOW, Therefore, the Preservation committee of Community Board 7/Manhattan resolves to approve the application as submitted as reasonably appropriate to the Historic District and recommends the proposed window on the third floor be configured with similar framing as the framing of the windows on the first and second floors.

Committee Vote: 4-0-0-0

Non-committee Vote: 1-0-0-0

## **2. 240 West 73<sup>rd</sup> Street (Broadway and WEA) 240 West 73<sup>rd</sup> Street Application to the Landmarks Preservation Commission for new entry canopy/façade restoration, rooftop equipment/parapet extension/mechanical screening and new retail public entry.**

Silke Rapelius, Higgins Quasebarth and Erin Rulli, for Gerner Kronick & Valcarcel, Architects, DPC presented for the applicant.

Erin Rulli for the applicant: The building was constructed in 1928 as an apartment hotel called the Hotel Commander. Over time became they became apartments. Located in the West End Collegiate Extension whose goals are sustainability and preservation. The building is brick. Most of the windows have A/C thru wall units. New doors, sign, marquee, and lighting are requested. Replacing the Eastern most window to be a door for direct entry to doctor's office and the door will be glazed. Will also do the same on the other side of the building to match, and another will be a service door. New A/C via the roof to remove thru wall units. Conduits and light fixtures will be removed and replaced so they don't show exterior. The existing parapet is 2 ft. It is going to be extended another 2 feet.

Silke Rapelius for the applicant: the applicant wished to update the current A/C system. The mechanicals are on the roof. All air conditioners installed in the windows will be removed and the mechanicals placed on the raised roof deck with a subtle fence around the equipment.

Over 60-70 years there have been many interventions on the ground floor. For example, there are cut ins below the sills, there is a painted water table. Applicant will remove the paint. The commercial windows will be changed to 1 over 1 on both sides of the entrance. There will be a new entrance door. The glass enclosure covers much of the original design. Applicant will restore the original masonry opening. Applicant is requesting approval for a new sign for the building above the entry, to mimic the 1950s canopy, with a perforated metal around the rim and be back lit to give soft glow at night. Door will be pushed back to original location. Proposing to put medium bronze sleeve in the sidewall of the door. Above the entry, will be the new name plaque. Will cover the original sign. The Chiro door will have a glass panel. The service door will be a full panel as to not reveal items behind it.

Roof. Raised platform. Mechanical equipment. 11ft high fence to screen equipment from view below. Parapet extended by 2 ft to make the proportion of the screen above not as imposing. The screen fence is made of a zinc like perforated material. The perforations (holes) are as closely spaced and big as possible allow as much light to go thru as possible, but it is not sound absorbing. However, all equipment is on vibration isolators. The elevator bulkhead will have the new stair bulkhead attached. There will be a window, which is required. Chimney will need to be raised. The fence will not be on the parapet, it will be on the platform itself. The existing sky lights will remain. The mechanical platform will tie into the existing columns. The extension of the parapet will be noticeable, but modest. Trade off to not see the screen that will be visible from the corner of 73<sup>rd</sup> and Broadway as well as from Amsterdam Avenue and 72<sup>nd</sup> street on the south side of the street over the townhouses. From 73<sup>rd</sup> and West End, the rear bulkhead will be visible.

Committee comments focused on the front doors and the applicant agreed to install glass glazed doors.

And, approval of the material for the enclosure fence on the roof which will be a dull finish with large round holes to increase visibility.

Community input focused on the potential for noise from the mechanical equipment on the roof to which a Committee member asked for information noise levels and if there is any mitigation if noise is an issue.

Other Community questions asked if a change to the lobby would impact the rent and if it is possible to have a private entrance for the residents for use. Although this is not an issue for the CB, the applicant said stabilized tenants will not see rent increase, but market rate tenants may see an increase over time.

And some tenants asked about the name of the building and said they do not want their lives disrupted by the perceived loss of air conditioning.

Lastly, the Committee believes the visibility of the mechanicals (on the roof) is secondary to the application.

The resolution is premised on the following facts:

This building is a high rise, formerly known as the Hotel Commander and now called The Tempo. It was built in 1928, is 17 stories, and has 205 units. It is no longer a hotel; it has been a rental building since approximately 2004.

The applicant building is undergoing a comprehensive renovation and the applicant is requesting approval to make the following changes: **New Entry Canopy/Façade Restoration:** The existing entry is clad with backlit glass panels and canopy which will be removed. The masonry entry surrounding the entrance will be restored and a new metal canopy and entry infill will be installed: The building façade is currently marred by through-wall louvers below many of the windows and these **through-wall louvers will be removed and the façade restored to its original condition:**

**Rooftop Equipment/Parapet Extension/Mechanical Screening:** The building will receive a major infrastructure upgrade to meet code requirements and improve sustainability and efficiency in building operations: An emergency backup generator, restored building exhaust system, make up air service, cogeneration plant and efficient VTAC heating and cooling condenser units are planned. All equipment will be screened with a **combination of a 24" parapet extension along with a mechanical screen.** The extension of the parapet will be visible, but the screen will be less visible. However, the mechanical screen will be visible from West 72<sup>nd</sup> street (south side) and from Amsterdam Avenue; the rear bulkhead will be visible from 73<sup>rd</sup> Street and West End Avenue.

Consolidating all the HVAC equipment on the rooftop allows for the façade restoration described above. A new stair bulkhead will also be added to allow accessibility for service on the roof. **New Retail Public Entry:** The building houses a medical office which is currently accessed through the residential lobby. The request is to introduce a devoted commercial entrance off West 73rd Street to benefit both the street presence and tenant.

**An existing window bay will be modified for use as the new entry.**

NOW, Therefore, the Preservation Committee of Community Board 7/Manhattan **resolves to approve the application as submitted for a new entry canopy/façade restoration, rooftop equipment/parapet extension/mechanical screening and new retail public entry as appropriate to the Historical District with the proviso that the façade two doors be glazed.**

Committee Vote: 4-0-0-0

Non-committee Vote: 1-0-0-0

**3. 42 West 94<sup>th</sup> Street (Columbus Ave and CPW). Application to the Landmarks Preservation Commission for a rear yard and rooftop addition.**

Ruso Panduro for Groves & Co. presented for the applicant. The building was built in 1910 and until recently was a rental property with 8 units. The building is currently unoccupied and the new owner is converting it to a single family residence. The new owner has lived UWS for many years and currently lives a few houses from this location. The ground level entrance will remain as is and no changes will be made to the façade of the building. LPC has approved the application to replace all the window frames with wood window frames. LPC has approved their application for a wooden front door. The front façade has been approved at staff level with LPC. The applicant is proposing the approval of a new rooftop addition. It is not visible from the street. The applicant is proposing the approval of a rear façade addition which is not visible from the street. A neighboring town house has a rooftop addition. All the town houses have heights that block roof view from street. The building, including its façade, will be restored and its historic features maintained. The Mockup is not visible from street. The addition is 10ft. The back of the building faces south and is glass to maximize the light. The top 2 levels are a full true addition and the applicant is completing the extension on the lower 2 levels. From other side of the street the rear extension cannot be seen. Top level of the house will be brick and set back to the original level of the house. The extension will have the same brick as the set back and adjacent property. Will not have floor to ceiling glass, but a little bit of a nod to the character of the neighborhood. Roof top addition dark grey. Comments from Committee members about visibility conclude that rooftop mechanical enclosures are visible from various angles, but principally over secondary facades. In addition, the perforated composition and matte finish of the materials and the overall configuration of the rooftop enclosures are designed to be as non-descript as possible and create a utilitarian effect typical of equipment and secondary structures on rooftops within the Historic District. The visibility of the rooftop mechanical enclosures does not detract from the appropriateness of the proposal.

And, with a full height addition, where the proposal is mostly glass, more masonry, or smaller paned glass or vertical and horizontal mullions or broader band frames on the windows might be better because the addition is within the donut and therefore visible.

And finally, the front renovations are welcome. We appreciate the modest dimensions of the rooftop addition because it does not call attention to the design. We appreciate the mullions and the handsome large framing of the windows and the design is generally pleasing in proportions. Great design, but not appropriate to a townhouse. Top floor needs to remain utilitarian punched windows. Not just side to side, but top to bottom. Mason to frame horizontally and vertically.

This resolution is based upon the following facts:

**NOW, Therefore, the Preservation Committee of Community Board 7/Manhattan resolves to approve: A) the Front façade as presented; B) the Rooftop addition as reasonably appropriate to the Historic District; C) the Rear yard full height, full width addition is approved as reasonably appropriate to the Historic District, conditioned upon the agreement that the masonry horizontal band be substituted for the metal spandrel above the top most casement window unit.**

Committee Vote: 4-0-0-0

Non-Committee Vote: 0-0-1-0

# TRANSPORTATION COMMITTEE

Meg Schmitt and Howard Yaruss, Co-Chairpersons

Tuesday, March 10, 2020 7:00 PM

## Report from Colleen Chattergoon, Department of Transportation

- The DOT met with the Parks Department and the Central Park Conservancy to discuss cross-park paths. A proposal has yet to be created, but DOT will report back to CB7 soon when the proposal is made
- Rich: In our resolution, we asked for certain short changes to be made - were these adopted?
- Colleen: We haven't received the resolution or taken a look at the suggestions, but we will, and will create a larger proposal and hopefully have something to present in April.
- Howard: There was a pilot program for loading zones in front of buildings on West End. Will this be extended to Central Park West and what are the next steps?
- Colleen: It won't be expanded to CPW, I'll follow up on what's happening.

### 1. Discussion of information required in connection with a request for curbside building access.

- Howard: We haven't been able to come to a consensus around criteria for direct approval of requests for curbside building access. At our last meeting, we did agree on items of information that would be helpful for applicants to bring. The main three were: the size of building, whether a block association exists (and if so, whether it approves the request), and whether there is a hydrant or other feature that allows curbside access near the building.
- Barbara: How would this list be used? Would it be on the website or something the Board office provides people with if they call in?
  - Howard: Both - similar to how secondary street renaming works
- Howard: This is simply a list of what people should bring with them should they make a request
- Doug: This is no as of right (still a case by case basis)
- Steven: This is a sensitive topic
- Doug: We should keep the list generalized and provide examples
- Howard: What do we want to know/what should be on this list?
- Colleen (DOT): CB 5 has been receiving many requests as well - suggests reaching out to them
- Rich: We should make sure people know that each request is judged by its own merits.
- Rich: The meeting's agenda was only published today, the agencies dealing with cross-park paths didn't receive our resolution and weren't invited to our first meeting, this meeting itself is illegal.
- Mark: This month has been challenging in particular. We do need agendas more in advance, which will be discussed at Steering. Some of this is out of control, but we can make more progress

### 2. Update on cross-park paths.

- See above notes on the report from DOT

### 3. New business

- Regarding Coronavirus and Measures to Prevent It:
  - Ken: The DOT Commissioner (and Mayor) have recommended not boarding crowded trains/buses due to Coronavirus, and encouraged biking/walking when possible. We should call on the city to create safe networks of bike lanes
  - Rich: In the short term, we need to give CitiBike funds for rebalancing (moving CitiBikes from stations downtown back to residential areas). Since more people are using bikes, the residential stations are empty, and the stations downtown are too full. Would like to see Ken's resolution as well

- Howard: Only positive can come from encouraging bike usage
- Julien DellaPorta (public): CitiBike handles need to be cleaned more often
- Mark: How does what Ken proposed differ from what the City Council has already voted to do?
- Howard: Ken is talking about more immediacy
- Barbara: A big issue is that bikers don't follow rules
- William: How to ride a bike in NYC should be publically distributed info.
- Reed (public): The police should use big data to save lives when it comes to transportation and enforcement
- Doug: What should we ask for?
- Howard: A more comprehensive network of bike paths around the city
- Steven: We should make this about more than just bikes. Why don't we mention cars as well -- we should just say everyone should be safe
- Barbara: Can we circulate whatever resolution we pass to Full Board beforehand so that everyone can read and understand it prior to the meeting
- Doug: Could we do a letter for immediacy
- Mark: No, because a letter only works for extensions of resolutions we've already voted on.
- Rich: Let's strip down to a letter with two points: 1) Increase re-balancing and 2) take actions to keep cyclists safe. We can put both of these in a resolution but make the re-balancing part into a letter since we've already addressed it before.
- Steven: Full Board is in 30 days, which is a while
- Mark: Can we split into a resolution and letter?
- The Resolution concerning connecting bike lanes and increasing rebalancing was adopted. **Committee:** 7-0-1-0, **non-committee:** 2-0-0-0
- Regarding Manhattanhenge
  - Andrew (public): For Manhattanhenge, can street(s) be shut down for people to view it?
  - Mark: This already happens - AMNH shuts down 79th between Columbus and Amsterdam for viewing
- Regarding Manhattan Day School Parking
  - Public member: The Manhattan Day School has 10 spots for staff from 7 AM to 5 PM, but the school closes even earlier. Why can't the spots be held from 7-9 AM? We asked Colleen (DOT), who said no.
  - Mark: If the question was asked and DOT provided an answer, it may be dissatisfying, but in our advisory role that is the answer we're going to get
- Regarding the M11
  - Andrew: There was a call with Erica Overton (Assemblymember Rosenthal), CB 4, Mark, and myself to discuss the timeline of changes to M11. The discussion will continue on Thursday. I am asking that the current resource levels remain the same, and nothing be cut seasonally.

**Present:** Howard Yaruss, Andrew Albert, Ken Coughlin, Julian Giordano, Doug Kleiman, Richard Robbins, Roberta Semer, Barbara Adler and William Ortiz. **Chair:** Mark Diller. **Non-Committee Board Member:** Steven Brown. **Absent:** Meg Schmitt, Elizabeth Caputo and Sara Lind.

*The meeting ended at 8:30pm.*

# BUSINESS & CONSUMER ISSUES COMMITTEE

Linda Alexander and Christian Cordova, Co-Chairpersons

Wednesday March 11, 2020

Business & Consumer Issues 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 6:37 pm by Co-Chairperson Christian Cordova.

The following matters were discussed:

## **New applications to the SLA for two-year liquor licenses:**

1. **993 Columbus Avenue** (West 109<sup>th</sup> Street) Shwing! LLC, d/b/a Freda's Cuisine.

*Presenting for the Applicant: Rosa Ruiz, Frank Pettaway owner.*

- Applying for background music & for full liquor license.

CB7 Comments:

- Photos of signage were given to the committee.

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

Committee VOTE: 5-0-0-0

2. **152 Columbus Avenue** (West 66<sup>th</sup> Street) Jankyboyz LLC, d/b/a Jack's Wife Freda.

*Presenting for the Applicant: Michael Kelly, expediter.*

- Full service family friendly restaurant.
- Background music only.
- 19 tables 40 seats inside.
- No delivery bikes.
- End of year opening.

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

Committee VOTE: 6-0-0-0

3. **226 West 79<sup>th</sup> Street** (Broadway – West End Avenue) Lotus West Corp, d/b/a Manhattan Cricket Club of NYC.

*Presenting for the Applicant: George Karp, attorney; Joachin Martinez, principal; Victor Medina, manager.*

- 2 story space.
- Name will change from Cricket Club.
- Recorded background music.

Public Comments:

- Joe Bolanos (34 West 76<sup>th</sup> Street) – vouched for them; said they are all great.

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

Committee VOTE: 6-0-0-0

## **Renewal Unenclosed Sidewalk Cafés:**

4. **313 Amsterdam Avenue** (West 75<sup>th</sup> Street.) Renewal application #1471902-DCA to the Department of Consumer Affairs by Baby Oliver, LLC, d/b/a Piccolo Cafe, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

*Presenting for the Applicant: Miguela Casadi Massai*

- Nothing at all changed from previous application.
- Applicant expressed concern about the scaffolding covering his restaurant, which has been up for much too long.

CB7 Comments:

- Signage in side window, but proper posting should be completed before full board on 4/7.

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

Committee VOTE: 5-0-0-1

5. **416 Amsterdam Avenue** (West 80<sup>th</sup> Street.) Renewal application #2055672-DCA to the Department of Consumer Affairs by Ain Jupiter, LLC, d/b/a La Sirena UWS, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.

Presenting for the Applicant: Didier Pawalicki, president.

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

Committee VOTE: 6-0-0-0

**Sidewalk Café Renewal/Modifications:**

6. **450 Amsterdam Avenue** (West 81<sup>st</sup> – 82<sup>nd</sup> Streets.) Renewal modification application #2035604-DCA to the Department of Consumer Affairs by Gumbull, LLC, d/b/a The Dead Poet, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

*Presenting for the Applicant: John Court:*

- Slight modifications - change in egress, but same number of seats.
- Footprint slightly smaller.

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

Committee VOTE: 6-0-0-0

**Renewal Enclosed Sidewalk Café:**

7. **441 Amsterdam Avenue** (West 81<sup>st</sup> Street.) Renewal application ULURP#N180434-ECM/DCA#1283643-DCA to the Department of Consumer Affairs by JPS Ventures, Inc., d/b/a St. James Gate, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.

Presenting for the Applicant: Siobhan Hennessy

- No changes from before.

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

Committee VOTE: 5-0-0-1

**New Unenclosed Sidewalk Cafés:**

8. **311 Amsterdam Avenue** (West 75<sup>th</sup> Street.) New application #1475-2020-ASWC to the Department of Consumer Affairs by SweetGreen New York, LLC, d/b/a Sweet Green, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 26 seats.

*Presenting for the Applicant: Michael Kelly, expediter.*

- Same number of seats and tables.

CB7 Comments:

- One required posting in side window, but should be done properly before full board on 4/7.

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

Committee VOTE: 6-0-0-0

9. **50 West 72<sup>nd</sup> Street** (Columbus Avenue.) New application #2064-2020-ASWC to the Department of Consumer Affairs by CPW Rest Corp., d/b/a Lilly's Cocktail & Wine Bar, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

*The Applicant did not show up.*

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

Committee VOTE: 6-0-0-0

10. **510 Columbus Avenue** (West 74<sup>th</sup> – 75<sup>th</sup> Streets.) New application #2289-2020-ASWC to the Department of Consumer Affairs by Motorino 3 Inc., d/b/a Motorino, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats.

*Presenting for the Applicant: Michael Kelly, expediter.*

Applicant promised postings will be up tomorrow.

CB7 Comments:

- Posting should be done properly before full board on 4/7.

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

Committee VOTE: 5-0-0-1

11. New business.

- After discussion, the Town Hall meeting at the AMNH scheduled for April 1<sup>st</sup> is now postponed until further notice due, to coronavirus concerns.
- Discussion re holding future community board meetings in light of health concerns.

**Present:** Linda Alexander, Christian Cordova, Barbara Adler, Joshua Cohen, Doug Kleiman and Andrew Rigie.

**Absent:** Paul Fischer and Seema Reddy (attended by phone.)

*The meeting ended at 7:35 pm.*

# PRESERVATION COMMITTEE MINUTES

March 12, 2020

The Preservation Committee of CB7 met on Thursday, March 12, 2020, at the CB7 District office, 250 West 87<sup>th</sup> Street. The meeting was called to order by co-chair K Karpen. Committee members K Karpen (co-chair), Madge Rosenberg, Jay Adolph, and Josh Cohen participated in the meeting. CB7 Chair Mark Diller was also present and participated. The following discussions were had, and actions taken.

## **1. 119 West 69<sup>th</sup> Street (Columbus Ave and Broadway). Application to the Landmarks Preservation Committee for a one-story rear addition on the third floor of an existing extension.**

Aziz Akhadov, of Gregg Rothstein, Architect, presented for the applicant.

This resolution is premised on the following facts:

The building was built in 1890 and is 4 stories tall with 10 rental units, located on the south side of West 69<sup>th</sup> street. The building is not currently occupied. The proposed addition will not be higher than neighboring existing extensions and will line up with existing extensions. Applicant confirmed the proposal will be set back 30 feet from the rear lot line.

NOW, Therefore, the Preservation committee of Community Board 7/Manhattan resolves to approve the application as submitted as reasonably appropriate to the Historic District and recommends the proposed window on the third floor be configured with similar framing as the framing of the windows on the first and second floors.

Committee Vote: 4-0-0-0

Non-committee Vote: 1-0-0-0

## **2. 240 West 73<sup>rd</sup> Street (Broadway and WEA) 240 West 73<sup>rd</sup> Street Application to the Landmarks Preservation Commission for new entry canopy/façade restoration, rooftop equipment/parapet extension/mechanical screening and new retail public entry.**

Silke Rapelius, Higgins Quasebarth and Erin Rulli, for Gerner Kronick & Valcarcel, Architects, DPC presented for the applicant.

Erin Rulli for the applicant: The building was constructed in 1928 as an apartment hotel called the Hotel Commander. Over time became they became apartments. Located in the West End Collegiate Extension whose goals are sustainability and preservation. The building is brick. Most of the windows have A/C thru wall units. New doors, sign, marquee, and lighting are requested. Replacing the Eastern most window to be a door for direct entry to doctor's office and the door will be glazed. Will also do the same on the other side of the building to match, and another will be a service door. New A/C via the roof to remove thru wall units. Conduits and light fixtures will be removed and replaced so they don't show exterior. The existing parapet is 2 ft. It is going to be extended another 2 feet.

Silke Rapelius for the applicant: the applicant wished to update the current A/C system. The mechanicals are on the roof. All air conditioners installed in the windows will be removed and the mechanicals placed on the raised roof deck with a subtle fence around the equipment.

Over 60-70 years there have been many interventions on the ground floor. For example, there are cut ins below the sills, there is a painted water table. Applicant will remove the paint. The commercial windows will be changed to 1 over 1 on both sides of the entrance. There will be a new entrance door. The glass enclosure covers much of the original design. Applicant will restore the original masonry opening. Applicant is requesting approval for a new sign for the building above the entry, to mimic the 1950s canopy, with a perforated metal around the rim and be back lit to give soft glow at night. Door will be pushed back to original location. Proposing to put medium bronze sleeve in the sidewall of the door. Above the entry, will be the new name plaque. Will cover the original sign. The Chiro door will have a glass panel. The service door will be a full panel as to not reveal items behind it.

Roof. Raised platform. Mechanical equipment. 11ft high fence to screen equipment from view below. Parapet extended by 2 ft to make the proportion of the screen above not as imposing. The screen fence is made of a zinc like perforated material. The perforations (holes) are as closely spaced and big as possible allow as much light to go thru as possible, but it is not sound absorbing. However, all equipment is on vibration isolators. The elevator bulkhead will have the new stair bulkhead attached. There will be a window, which is required. Chimney will need to be raised. The fence will not be on the parapet, it will be on the platform itself. The existing sky lights will remain. The mechanical platform will tie into the existing columns. The extension of the parapet will be noticeable, but modest. Trade off to not see the screen that will be visible from the corner of 73<sup>rd</sup> and Broadway as well as from Amsterdam Avenue and 72<sup>nd</sup> street on the south side of the street over the townhouses. From 73<sup>rd</sup> and West End, the rear bulkhead will be visible.

Committee comments focused on the front doors and the applicant agreed to install glass glazed doors.

And, approval of the material for the enclosure fence on the roof which will be a dull finish with large round holes to increase visibility.

Community input focused on the potential for noise from the mechanical equipment on the roof to which a Committee member asked for information noise levels and if there is any mitigation if noise is an issue.

Other Community questions asked if a change to the lobby would impact the rent and if it is possible to have a private entrance for the residents for use. Although this is not an issue for the CB, the applicant said stabilized tenants will not see rent increase, but market rate tenants may see an increase over time.

And some tenants asked about the name of the building and said they do not want their lives disrupted by the perceived loss of air conditioning.

Lastly, the Committee believes the visibility of the mechanicals (on the roof) is secondary to the application.

The resolution is premised on the following facts:

This building is a high rise, formerly known as the Hotel Commander and now called The Tempo. It was built in 1928, is 17 stories, and has 205 units. It is no longer a hotel; it has been a rental building since approximately 2004. The applicant building is undergoing a comprehensive renovation and the applicant is requesting approval to make the following changes: **New Entry Canopy/Façade Restoration:** The existing entry is clad with backlit glass panels and canopy which will be removed. The masonry entry surrounding the entrance will be restored and a new metal canopy and entry infill will be installed: The building façade is currently marred by through-wall louvers below many of the windows and these **through-wall louvers will be removed and the façade restored to its original condition:** **Rooftop Equipment/Parapet Extension/Mechanical Screening:** The building will receive a major infrastructure upgrade to meet code requirements and improve sustainability and efficiency in building operations: An emergency backup generator, restored building exhaust system, make up air service, cogeneration plant and efficient VTAC heating and cooling condenser units are planned. All equipment will be screened with a **combination of a 24" parapet extension along with a mechanical screen.** The extension of the parapet will be visible, but the screen will be less visible. However, the mechanical screen will be visible from West 72<sup>nd</sup> street (south side) and from Amsterdam Avenue; the rear bulkhead will be visible from 73<sup>rd</sup> Street and West End Avenue. Consolidating all the HVAC equipment on the rooftop allows for the façade restoration described above. A new stair bulkhead will also be added to allow accessibility for service on the roof. **New Retail Public Entry:** The building houses a medical office which is currently accessed through the residential lobby. The request is to introduce a devoted commercial entrance off West 73rd Street to benefit both the street presence and tenant. **An existing window bay will be modified for use as the new entry.**

NOW, Therefore, the Preservation Committee of Community Board 7/Manhattan **resolves to approve the application as submitted for a new entry canopy/façade restoration, rooftop equipment/parapet extension/mechanical screening and new retail public entry as appropriate to the Historical District with the proviso that the façade two doors be glazed.**

Committee Vote: 4-0-0-0

Non-committee Vote: 1-0-0-0

**3. 42 West 94<sup>th</sup> Street (Columbus Ave and CPW). Application to the Landmarks Preservation Commission for a rear yard and rooftop addition.**

Ruso Panduro for Groves & Co. presented for the applicant. The building was built in 1910 and until recently was a rental property with 8 units. The building is currently unoccupied and the new owner is converting it to a single family residence. The new owner has lived UWS for many years and currently lives a few houses from this location. The ground level entrance will remain as is and no changes will be made to the façade of the building. LPC has approved the application to replace all the window frames with wood window frames. LPC has approved their application for a wooden front door. The front façade has been approved at staff level with LPC. The applicant is proposing the approval of a new rooftop addition. It is not visible from the street. The applicant is proposing the approval of a rear façade addition which is not visible from the street. A neighboring town house has a rooftop addition. All the town houses have heights that block roof view from street. The building, including its façade, will be restored and its historic features maintained. The Mockup is not visible from street. The addition is 10ft. The back of the building faces south and is glass to maximize the light. The top 2 levels are a full true addition and the applicant is completing the extension on the lower 2 levels. From other side of the street the rear extension cannot be seen. Top level of the house will be brick and set back to the original level of the house. The extension will have the same brick as the set back and adjacent property. Will not have floor to ceiling glass, but a little bit of a nod to the character of the neighborhood. Roof top addition dark grey. Comments from Committee members about visibility conclude that rooftop mechanical enclosures are visible from various angles, but principally over secondary facades. In addition, the perforated composition and matte finish of the materials and the overall configuration of the rooftop enclosures are designed to be as non-descript as possible and create a utilitarian effect typical of equipment and secondary structures on rooftops within the Historic District. The visibility of the rooftop mechanical enclosures does not detract from the appropriateness of the proposal.

And, with a full height addition, where the proposal is mostly glass, more masonry, or smaller paned glass or vertical and horizontal mullions or broader band frames on the windows might be better because the addition is within the donut and therefore visible.

And finally, the front renovations are welcome. We appreciate the modest dimensions of the rooftop addition because it does not call attention to the design. We appreciate the mullions and the handsome large framing of the windows and the design is generally pleasing in proportions. Great design, but not appropriate to a townhouse. Top floor needs to remain utilitarian punched windows. Not just side to side, but top to bottom. Mason to frame horizontally and vertically.

This resolution is based upon the following facts:

**NOW, Therefore, the Preservation Committee of Community Board 7/Manhattan resolves to approve: A) the Front façade as presented; B) the Rooftop addition as reasonably appropriate to the Historic District; C) the Rear yard full height, full width addition is approved as reasonably appropriate to the Historic District, conditioned upon the agreement that the masonry horizontal band be substituted for the metal spandrel above the top most casement window unit.**

Committee Vote: 4-0-0-0

Non-Committee Vote: 0-0-1-0