

FULL BOARD MEETING MINUTES

Steven Brown, Chairperson

May 3, 2022 at 6:30pm via ZOOM

Present: Barbara Adler, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Kristen Berger, Steven Brown, Elizabeth Caputo, Courtney Clark Metakis, Joshua Cohen, Christian Cordova, Ken Coughlin, Page Cowley, Louisa Craddock, Mark Diller, Beverly Donohue, Robert Espier, Sheldon Fine, Paul Fischer, Miranda Goodwin-Raab, Madelyn Innocent, Audrey Isaacs, K Karpen, Natasha Kazmi, Doug Kleiman, Blanche Lawton, Sara Lind, Ira Mitchneck, Klari Neuwelt, William Ortiz, Seema Reddy, Andrew Rigie, Richard Robbins, Madge Rosenberg, Melissa Rosenberg, Peter Samton, Susan Schwartz, Roberta Semer, Ethel Sheffer, Polly Spain, Erana Stennett, Anthony Thomas, Kristina Villarini, Benjamin Wu, and Howard Yaruss. **Absent:** Daniela Alvarado, Rosa Arenas, Catherine DeLazzerro, Michele Parker, and Jeannette Rausch. **CB7/M Staff:** Max Vandervliet, District Manager and Jessie Nieves, Community Associate.

The Full Board of Community Board 7/Manhattan met on Tuesday, May 3, 2022 on the Zoom online platform. Chair Steven Brown called the meeting to order at 6:32 pm after the Secretary confirmed a quorum was present. The following discussions were had, and actions taken

Steve Brown noted that last month's discussion on making Zoom meetings more effective was continued at the last Steering Committee meeting. We will be shortening the Public Safety session. The order of speakers will be NYPD and FDNY representatives, then the public, then board members who speak infrequently, then all board members.

Public Safety Session

Deputy Inspector Yoguchi, Commanding Officer of the NYPD 24th Precinct:

- Slightly up in crimes over the 4-week period.
- The investigation is ongoing in the shooting at Amsterdam and W102nd St. It is the first homicide and second shooting of the year.

BC Mike McCrory from the FDNY

- There was a fatal fire at 382 Central Park West. A fire was reported in Apt 10L. Firefighters forced open the door and searched, finding a woman on the floor and administering CPR. The next day they were notified that the tenant passed away at the hospital. The fire does not look suspicious.

Q&A:

- Rich Robbins: A question regarding double parking at Douglass Houses. At Columbus and W100th St. Amazon trucks are parked for hours. How can you make sure that traffic rules are followed? Yoguchi: there is significant fixed-post coverage by PSA6 at Douglass Houses. A small group of individuals within Douglass Houses are creating all this havoc. About traffic enforcement, we have been listening to you, and trying to respond to unsafe driving. Enforcement numbers have ticked up over the last 4 weeks. We have identified a 3rd rookie officer to train for the traffic safety team. We have put a lot of presence around Columbus Avenue. I will make officers aware of the Amazon issue. Steve Brown: Key areas for enforcement are W86th St, W96th St, Columbus Ave. and Amsterdam Ave.
- Peter Arndsten: Increased police presence has been much appreciated.
- Madelyn Innocent: I am interested in developing a program for chess for young people. Youth do not trust the police and organized activities would help build trust. I am also working with St. Michael's Church. Yoguchi: The precinct would like to work with you,
- Joy Hecht: Could you Clarify the rules for what vehicles can ride in bike lanes and on sidewalks. Yoguchi: It depends what class your vehicle is in as to whether you can use the bike lanes. Vehicle use of sidewalks is illegal.
- Louisa Craddock: Why is there not a significant police presence on the streets? Yoguchi: We like to maintain a street presence but we also need to redirect officers to high crime locations. We are now focused on shoplifting. We focus on the data but there are things that don't come up in the numbers. We welcome information on problem areas.
- Susan Schwartz: I am delighted to see more police on subways and buses. In the park, illegal use of motorbikes is a big issue.
- Shelly Fine: I observed 2 dozen ATV's on the sidewalk. I called 311, who referred me through many layers of calls to make my complaint. What should I have done? Yoguchi: Normally that should have been routed to us. You can certainly call 911 as well.
- Doug Kleiman: Twice in two days, I saw groups of over 100 ATV's filling the avenue. They are back with a fury and they seem to be getting more brazen. Yoguchi: We are trying to document and identify individuals so they can be apprehended later. We are looking for storage locations for dirt bikes. Videos of clear faces taken by the public are valuable.

Steve Brown: The Public Safety session has become important to the community, Thank you for coming.

Business Session

Steve Brown summarized input received from board members and community members about what they want to see during a business session: good, healthy conversation; equity in participation; maximum community participation; and respectful input with no point/counterpoint back and forth between members and presenters. The format going forward will be first, a maximum five-minute presentation of a resolution by a committee co-chair or designee, followed by brief questions, then a summary by the co-chair addressing any questions.

Health & Human Services Committee, Catherine DeLazero and Sheldon Fine, Co-Chairpersons

1. Resolution Re Food Insecurity and Access

Shelly Fine: The Resolution before the Board was based on input from the speakers who appeared before the Committee: Dr. Sara Abiola - Executive Director: Tisch Center for Food, Education and Policy and Associate Research Professor, Department of Health and Behavioral Studies at Teachers College, Columbia University, and Greg Silverman, Chief Executive Officer/Executive Director, West Side Campaign Against Hunger (WSCAH).

The resolution urges that by the end of 2022, the City:

- Improve the nutritional quality of food assistance programs;
- Allocate additional funding for institutional kitchen infrastructure upgrades and professional development of kitchen staff;
- Provide nutritious meals via on-going food assistance programs as well as during crisis-specific events;
- Work with State and Federal agencies to reduce complexities and streamline food assistance policies; and
- Work with State and Federal agencies to expand SNAP benefits to enable more individuals to purchase nutritionally adequate food in times of need.

It further asks that, between 2022-2025, the Mayor and City Council should draft new preparedness plans for future largescale states of emergency and the Mayor's Office of Food Policy should:

- appoint a team to conduct a thorough trans-agency assessment of programs deployed during COVID-19.
- consult with food pantries, the Office of Food and Nutrition Services at the NYC Department of Education, the Mayor's Office of Immigrant Affairs, the Task Force on Racial Inclusion and Equity and the staff of the NYC Civic Engagement Commission, as well as other agencies, and community-based organizations to gather community input on what is needed to ensure culturally inclusive food programs and policies in NYC
- draft updated preparedness plans and establish procedures for regular scheduled review and updates to plans that address the nutritional quality of emergency foods

Further, Community Board 7/ Manhattan requests that the City's food policies and programs should continue striving to embrace and respect the diversity of our population and, specifically, New York City should support efforts of the NYC Department of Education to continue to expand the diversity of food options available in schools to be more inclusive of the variety of cultures in NYC

- Roberta Semer: Food insecurity is one of CB7's 3 top budget priorities, especially during the Covid Pandemic. This is an important resolution.
- Jay Adolf: Can the committee put together a list of the groups in the district that are engaged in food support? Shelly Fine agreed.
- Rich Robbins: Every public-school parent got food cards that are non-transferable. It would be great to donate them if they do not need them. Ira Mitchneck: Families at MS54 did that during the pandemic.

The resolution passed: 33-0-1-0

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

Resolution Re:

2. 229 West 71st Street (Broadway - West End Avenue.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness to add a fifth full floor and a partial rooftop addition, and add a full-width, full-height rear addition, and replace the front and rear facades, cladding and fenestration.

K Karpen: The property is a row house 147 years old. The Landmarks Preservation Commission listed the building as having no style. The Committee is recommending the first 2 floors be clad in limestone.

The Committee approved the application 6-0-2-0.

- Rich Robbins: About the rear addition, how far back do the adjacent buildings go.
- Mark Diller: the proposal would not block the flanking windows. Louisa Craddock: Lot line windows are not sacrosanct. All residences must have a 30-foot rear yard.

The resolution passed: 34-2-0-0.

3. 330 West 72nd Street, Apt #7B (Riverside Blvd - West End Avenue.) Application #LPC-22-08221 to the Landmarks Preservation Commission for a Certificate of Appropriateness for window replacements.

K Karpen: The application calls for window replacement on one apartment. There is no window plan and a variety of window styles.

- Seema Reddy: Is there a standard approval practice when a building has no window plan? Jay Adolf: if there is no master plan, Landmarks will look for the original style unless most windows have been replaced.
- Ken Coughlin: Is the reason for the close Committee vote that there was no pattern?
- Barbara Hoffman, the applicant: I Had 1-over-1 windows for over 50 years. I have researched all the buildings by architects Blum and Blum, the architects. Their specialty was brick work. All of the adjacent buildings have 1-over-1 windows. I am appalled by the current appearance of the building with many window styles. Basically, I am just asking for what I have had.
- Jay Adolf: No agency has the power to require a window master plan.

The resolution in favor of the application passed: 33-0-3-1

K Karpen noted that there would be a public hearing on West Park Presbyterian Church decertification on Thursday, May 5th.

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

Resolution Re:

4. 247 West 72nd Street (Broadway – West End Avenue.) New application to the SLA for a two-year liquor license by Thank you God, LLC d/b/a Kebab Aur Sharab.

New and Temporary Retail Permit

5. 2 West 69th Street (Central Park). New and Temporary Retail Permit application to the SLA for a two-year liquor license by APQ Mineral Springs NY, LLC d/b/a Le Pain Quotidien

Items 4 and 5 were bundled together in a single vote. The two applications were approved: 39-0-0-0.

Class Change

6. 489 Columbus Avenue (West 83rd – 84th Street). Class Change application to the SLA for a two-year liquor license by Shivhari, Inc. d/b/a Ashoka.

Christian Cordova: The applicant didn't show up to the Committee meeting.

Linda Alexander: The applicant is seeking a full license. The resolution denies the application without prejudice.

The resolution to deny was approved: 37-0-0-0.

Steve Brown altered the order of agenda items to call on the Transportation Committee next.

Transportation Committee, Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolution Re:

8. 72 West 109th Street (Columbus Avenue.) Renewal Application #B02228 to NYC Taxi and Limousine Commission by Special Radio Dispatcher, Corp., for a renewal of their For Hire Base Station License.

Howard Yaruss: The applicant is asking for a simple renewal of the license. There have been no complaints against them and no one came forward to oppose the renewal. There are no changes to their operation.

Quemi Familia: We have been serving Manhattan, Brooklyn, and Queens for the past 20 years. We are asking the Community Board for a license renewal, as required by the Taxi and Limousine Commission.

The application was approved 39-0-0-0.

Elected Officials

Senator Brad Hoylman:

I just attended a rally with Governor Hochul and our new Lieutenant Governor Antonio Delgado to make a statement that we stand with women in support of reproductive health care. New York has some of the strongest protections for reproductive health care in the country. We are working on other bills in face of the expected reversal of Roe v. Wade: to create an abortion access fund, to crack down on health centers that pose as abortion rights clinics when in fact they are not, to ensure access for people who come to New York from out of State, and finally to enshrine in the State constitution the right to reproductive health care.

Secondly, earlier this week, the Senate passed a bill to remove Brian Benjamin from the ballot and allow Governor Hochul to appoint her own Lieutenant Governor. The other big drama in Albany is redistricting. The NY State Court of Appeals ruled 5-2 that the legislature did not follow the State constitution in drawing Congressional and State legislative district maps. A special master has been named by the court that first heard this case. Congress and Senate primaries have been postponed until August. The Democratic House of Representatives is appealing that decision. As of now, all the other primaries will remain on June 28, though there are new petitioners challenging the State Assembly maps.

Thirdly, I unveiled a bill at Lincoln Center to create new protections for workers in the fashion industry. Most people in the industry are classified as independent contractors without benefits and without assurances of when they get paid, without protections against sexual harassment, without clear accounting on how much they work. The bill called the Fashion Workers Act would change that. I hope to get that on the floor of the Senate before the session ends.

I am working with Assemblymember Rosenthal on the Adult Survivors Act, which passed the Senate unanimously last week. Today I passed a bill on flood insurance disclosure requirements in residential real estate transactions. I wanted to thank your task force on the Open Meetings Law for the meeting with them last week to drill down on the new law on hybrid virtual meetings passed in the budget. There have been a lot of attacks on transgender kids and their families in Louisiana and Texas and Alabama. I introduced Transgender Youth Refuge legislation to protect kids and their families who may move to New York and prevent government agencies from cooperating with other states trying to block gender-affirming treatment.

Congressman Jerrold Nadler:

Last night we saw an initial draft opinion from the Supreme Court to overturn Roe v. Wade. If true, this decision will represent an unconscionable rollback of fundamental human rights. Abortion rights have been under constant attack in this country. Despite public support for abortion, many States continue to enact legislation that restricts access to abortion. In many instances, these laws ban abortion before a woman even knows she is pregnant, impose medically unnecessary restrictions on abortion providers, or apply restrictions on doctors not applied to other health care providers. If women cannot make decisions about their reproductive health, they cannot make decisions about starting a career, going to school, opening a business, or planning their lives. Last year, the House passed the Women's Health Protection Act, which I originally introduced, a bill to codify the protections of Roe v. Wade, even if the Supreme Court overturns Roe v. Wade. The Senate must end the filibuster and pass this bill.

I'm proud that Congress has already delivered \$13.Billion in the humanitarian, military, and economic relief to Ukraine which is being delivered with extraordinary speed. Congress has also passed legislation to punish and weaken Russia, punishing it for war crimes and isolating it from the world economy.

I want to provide an update on the use of helicopters on the West Side. Residents have been plagued for decades by frequent and disruptive helicopter noise. Little has changed. NYC has one of the highest rates of helicopter use in the world and is one of the most densely populated cities, increasing the potential for a helicopter accident. There is no justification to allow tourists to joyride through our skies. I have introduced 2 pieces of legislation to substantially reduce the number of nonessential helicopter flights in NYC. I plan to introduce 2 more bills over the next month to require the FAA to initiate regulations on helicopter noise above NYC unless they can demonstrate that the voluntary measures they initiated are effective. The only helicopters that should be allowed to fly over New York are medical, rescue, fire, and news helicopters, as required by the First Amendment.

As you know, the NYS Court of Appeals has rejected the lines drawn by the legislature and appointed a special master to redraw these maps. We expect these new maps in the next couple of weeks. My top concern is that these new maps keep communities of interest together and adhere to the voting rights act. The congressional primary will be moved to August. Steve Brown: CB7 passed a resolution on helicopters. Kara Kelly, a member of the public, noted that nonessential helicopter use should stop.

Klari Neuwelt: We are all for the helicopter legislation, but don't see it going anywhere. Will it pass? Congressman Nadler: There are no guarantees. We have sponsors from both New Jersey and New York in both houses.

Jay Adolf: You have mentioned that the Senate would need to eliminate the filibuster to pass the Women's Health Protection Act, which is virtually impossible in this environment. The only other way to deal with this overturning of Roe v. Wade would be to increase the number of justices of the Supreme Court, which was tried once before by FDR. Is that at least worth a discussion? Nadler: Senator Markey and I introduced a bill to increase the size of the Supreme Court by 4 last year. Roosevelt tried it but was too cute by half. Nothing in the Constitution sets the number of justices. It has been

changed 5 or 6 times; the last time was 1865. Roosevelt's bill was to add justice for every justice over 70. The Senate rebelled at that, but I think it would be doable.

Steve Brown: Are there other things we can do to support Ukraine? Nadler: I don't think so. The spigot has been opened. We have agreed to replace the Soviet-era Russian-designed planes for allies who can then turn those planes over to the Ukrainians, who are trained on them. We are shipping things as fast as can be done logistically. We are having discussions with the Saudis to increase their oil production. ,

Councilmember Gale Brewer:

- At 10:00 AM on Thursday morning I will be holding a press conference at West Park Presbyterian Church opposing the rescinding of landmark status. We will find a way to get it renovated.
- At 5:00 Thursday we are honoring Jacques D'Amboise, a well-known ballet dancer, at Lincoln Center.
- Wednesday evening, we have the Goddard Riverside Law Project and Housing Clinic.
- We attended the rally today on Roe v. Wade and a press conference this morning with other members of the City Council.
- At 70 W95th St is a large plaza. The Dwight School is putting in a child-care center there. The whole plaza is being torn up. In 1963, 20,000 square feet were mandated for that building. I wrote to City Planning to make sure that whatever is going on is legal for the Mitchell-Lama site.
- I sent to the Mayor's office a list of every rat hot spot in the district. They are interested in working with us. The number of 311 calls was voluminous.
- Thanks to Congressman Nadler for his work on helicopters. We need federal legislation. We did introduce City legislation to reduce noise if it exceeds the federal noise standards. New Jersey officials have been very supportive. We are trying on all levels. The Hudson River Park Trust does not want the heliport on 34th Street, but that is up to the Governor and the Mayor.
- In participatory budgeting, the community voted for cameras on the avenues and trees on Broadway above 72nd Street, also restrooms at PS199 and technology at MS 243. For items that did not receive funding, I will work with other elected officials to find funds. Particularly, I will work with Congressman Nadler to try to get security cameras for the brownstone NYCHA's.
- The City Council is analyzing the executive budget through the month of May. Obvious needs include organics. We need to get the number of buildings composting up on the Upper West Side. The Mayor put some money in for affordable housing, but very little compared to his promises during the campaign. We are looking carefully at the items that the Community Board recommended. We have capital money to allocate as well as expenses. The Borough President and Mayor have committed funds to plant trees. Surveys have identified 2145 empty tree beds in the district.
- It's hard to get a handle on Motorbikes and ATV's. We are working with the NYPD and have logged every concern we received to their attention. We are also working on shoplifting and will be getting the statistics for the Upper West Side soon.

Erana Stennett: What can we do about the graffiti, which is everywhere. Maybe we could provide paint to some of the businesses. We could have one day when the community gets together to paint everything. Gale Brewer: We are working with the post office to get paint for the post boxes; they have free paint. Then we are working with the block associations on other graffiti. It's a great idea to have a day.

Business Session Resumed

Bylaws Task Force, Susan Schwartz

7. Presentation of Revised Bylaws (Vote to take place during June Full Board)

Steve Brown announced that Susan Schwartz would present the draft revision to the By-Laws developed by the By-Laws Task Force over the last two years. Our current By-Laws require that the revision be presented at a Full Board Meeting, then be voted on at a subsequent Board Meeting. This will not be a Q and A session, but an opportunity to voice concerns. Comments will be limited to 2 minutes.

Ethel Sheffer: The revision requires more time for questions and discussion than at this meeting and the next full board when there will be a full agenda.

Susan Schwartz: The draft revision of the by-laws was sent out last Wednesday. It is a 19-page document and is a lot to digest. We thank you for taking the time to read it. I'd like to thank the members of the task force who have worked on this for two years – Jay Adolf, Barbara Adler, Natasha Kazmi, Michele Parker and Josh Cohen. The process followed by the

task force was to seek comments from as many people as possible. There were about 20 people in the office for the first meeting in 2020. The decision was made that we would use the Manhattan Borough President's by-laws template. Former BP Gale Brewer convened a task force that included representatives from every community board in Manhattan and they spent about two years coming up with what they thought would be a good template so they could try to unify practices across the island of Manhattan. We decided that, instead of trying to reconstruct the current by-laws, which were last revised in 2013, we would start with the Borough President's template so it would be consistent with everyone else. Covid caused a pause in the work. When we reconvened on Zoom, we reconfigured the task force into a smaller group so it would be workable on Zoom. The task force went through the template lovingly month after month and word by word. Then we went back to look at the CB7 by-laws and anything that was missing and important, we wove it in. The final thing we did was to take a look at the other 11 Manhattan community boards' bylaws to see if there was anything there that would be good to adopt. There are some things we did pick out. I am going to go through the eight major changes from the existing by-laws.

First, there are three errors we discovered in the draft we circulated.

- We left out Robert's Rules and will restore that provision.
- We will correct the omission of the provision that co-chairs cannot be officers at the same time.
- We will add that the co-secretaries are responsible for taking minutes at Steering.

I would like to thank Board members who attended the task force meetings: Beverly Donohue, Robert Espier, Mark Diller, Rich Robbins, and others who came.

The 8 major changes:

1. **Board Member Statements:** Current by-laws state that the Chair is the only authorized spokesperson for the Board and others must state they speak as individuals and do not represent the Board. We are adding that chairs and co-chairs may speak to agencies conducting Board business without prior authorization. But you do need to get authorization from the Chair to speak to the media on Board business.(Section 2A.5 a.b and c)
2. **Leave of Absence:** Following the Borough President's template, we are adding that you are required to take a leave of absence if you are running for elected office. You may return if you are not elected.
3. **Removal from Board:** Right now, the by-laws say that Steering oversees removal requests. The metric that says if you miss 7/12 meetings, you are eligible to be removed for cause. The only change we are recommending is that Initially the proposal to remove would be reviewed at the Executive Committee level. It still requires a full Board vote to remove a member. It is a little more discrete to begin the process with the smaller Executive Committee.
4. **Affiliations:** CB7 by-laws currently define certain classifications of people who qualify as having a conflict of interest—an officer, a director, an employee, or a professional service provider with discretionary decision-making responsibilities, you have to disclose that and then you can vote. We are proposing to maintain the same language but to add one word: advisor. If the organization has taken a position on the matter before the Board, the member would be ineligible to vote but may take part in discussion. Members in these categories cannot serve as chairs or co-chairs of committees if the organization is likely to have frequent business before the committee.
5. **Conflict of Interest:** Now, the CB7 by-laws say no voting if there is direct or indirect economic gain and you have to disclose before speaking or voting but you can still potentially do those things. The Manhattan Borough President takes a more determined view on this. In their template: You have a conflict if you are an officer, a director, an employee, you have professional interest, or you are a government employee with a policy or rule-making role; You must disclose the conflict before speaking; You are ineligible to vote; Members with a conflict may not chair the meeting. We are recommending the same language as the BP's office but adding: "advisor of or having a professional or avocational interest in" (Section 2C). We felt the current language was insufficient to avoid the appearance of impropriety. Those with a conflict can still discuss an issue.
6. **Attendance:** The one defined thing that can get you not renewed on the Board is attendance. And the co-secretaries are in the unenviable position of determining who has attended and who has not – people arrive late and leave early. On Zoom, if your video is not on, how do we decide if you are there? Current by-laws state that members must regularly attend meetings. The BP's template calls for initial and final roll calls. We are proposing language that you must be present for 75% of a meeting to be considered present. Boards 1,6,8,9 and 10 all have two roll calls. The proposal maintains the current standard of missing 7 out of 12 meetings as cause for removal. Most other boards consider missing 3-5 meetings cause for removal.
7. **Full Board Meetings:** Currently, the by-laws state that the public session may be limited to one hour, there is no time limit on elected officials or their representatives, and there are no meetings in August. The BP's template says there is a three-minute limit on all speakers and there are no required meetings in July or August. In Manhattan, only Boards 2 and 7 have meetings in July. We are recommending that community members should

be limited to 2 minutes and disclose before speaking if they live or work in the district, elected officials and their representatives should be limited to 3 minutes, and meetings should be held in July only if needed.

8. **Officers:** Now the Board has a chair, two vice chairs and 2 co-secretaries. The Chair is limited to 3 one-year terms and we have annual elections. The BP's template recommends a chair, a vice chair, a secretary and a treasurer, but you could add other people as well and it specifies one 2-year term, but it can be longer. We are proposing a chair, one vice chair, two co-secretaries and one treasurer. Having a single vice chair keeps it at an uneven number and prevents a tie on Executive Committee votes. Also, it prevents the election of vice chairs from turning into a popularity contest. We are also recommending a single consecutive two year term and biennial elections starting in November 2023. Three or four other boards have elections every other year. We thought annual elections are an undue burden on candidates for office. If you take one term off, you can come back and stand again. This would give folks a chance to rotate the chair.

We welcome input from board members and the community. There will be another By-Laws Task Force Meeting before the June Full Board, and everyone is welcome.

- Steve Brown: We are at the culmination of a lot of work – 15 plus task force meetings. I have encouraged people to give thoughts they had and a half dozen members responded to Wednesday's draft by speaking or writing to the task force. I would just reset the idea that we are starting a process. I believe we are at the end of a tremendous amount of work, a tremendous amount of feedback and a tremendous amount of engagement from people who wanted to engage. There has been a lot of conversation for those who wanted to lean into these conversations.
- Beverly Donohue: I would like to see the 2-week deadline for producing full board minutes extended, as it is difficult to meet for 4-hour meetings with heavy participation by elected officials. The deadline should allow for completion in plenty of time to meet the 72-hour posting requirement before the next Full Board. I am troubled by the term "avocation" as a basis for determining a conflict; it is very general and we all have an avocation for our work on the Board. Susan Schwartz: We are withdrawing the word avocation.
- Shelly Fine: We are also adding "advisor" and "professional interest". That is vague too and probably dangerous because it is not part of the Charter. If we asked for an opinion on it from the Conflicts Board, they would probably not be able to answer. I am an educator, but I should be able to speak out on educational issues when I am not directly affected. We are overreaching there. It is good to clarify that the co-chairs' statements to agencies don't require approval. We are eliminating all the other reasons for leave of absence that we have been using. I have problems with board members trying to remove other board members; it could be political and damaging to people's reputations. It should be done in the Executive Committee or as we have done in the past by an ethics committee that could meet discreetly and try to resolve issues rather than remove people. Susan Schwartz: Our current by-laws do allow for a member to recommend having another member removed.
- Kristen Berger: Concerning Speaking with the media without permission.(2.A.5.b), In cases where some members have dissented, it makes sense for them to be able to speak up, so long as they clearly identify that they are not speaking on behalf of the Board but as an individual who is a Board member. Susan Schwartz: The proposal does not say you need permission or state what you intend to say, only that you need to alert the Chair and get authorization to speak to the media. Kristen: I think it is inappropriate to have to ask for permission.
- Sara Lind: I wasn't able to attend task force meetings during the day. As a Board, we benefit from having members with expertise on the issues before us. I think we should be encouraging that, not taking a punitive approach by not allowing them to vote on matters in which they have professional expertise. Shelly mentioned sticking with the Conflict Board's language so we can get legal advice from them. I am concerned about places where we have gone beyond the BP's template. Echoing Kristen, I don't want to curtail the free speech of any members of the Board. Susan Schwartz: we are not curtailing free speech but asking that you get authorization ahead of time.
- Courtney Clark Metakis: I voice my support for the effort. There should be a limited number of absences allowed. Attendance at committee meetings is part of what we sign off on. I would like to look at what the other boards do on this matter. I suggest we follow their lead because we do need a quorum to vote.
- Madelyn Innocent: I am concerned about 7 out of 12 absences. From June to November, I am a poll worker for the Board of Elections. Sometimes we work until 9:00 at night. I am wondering if I may be penalized if I must work for another City Agency. Susan Schwartz: The draft states that a board member can request an excused absence for a list of reasons, including at the discretion of the Chair. Steve Brown: These exceptions should address your concern.
- Ira Mitchneck: How do you know if you have attended 75% of the meeting until the meeting is over? There must be another mechanism that is a little more reasonable. Speaking for all the people here who have young children, I have 3 children and a father to care for. I can be called at any moment for an emergency during a Board meeting, which happens with frightening regularity. Also, the 75% rule should not apply if I attend a portion of a committee meeting of which I am not a member. Sometimes I have conflicts with other meetings related to my Community

Board work, like attending CEC meetings. Susan Schwartz: All of that is something you can work out with a committee chair. And you aren't marked absent if you are not a member of a committee.

- Klari Neuwelt: I very much appreciate the work that Susan and the Task Force have done. I would have liked to have had a marked copy as well as a summary to tell the difference between what we have now and what is proposed. I am grateful to Rich Robbins for the work he did to provide that information. In my experience, when someone cites Robert's Rules of order, it leads to discussions that are not sensible. I am concerned about the "gag rule". I share the concerns of others that a board member ought to be able to say something without conferring with the Chair to the media or anybody else so long as it is clear that they are not speaking for the Board. The 75% meeting attendance doesn't make any sense; I don't know how you measure that. Susan's proposal that you should check in and check out makes more sense.
- Melissa Rosenberg: I am troubled by the 2-year term for the Chair. That seems like a very long time given the role the Chair plays in setting the tone of meetings and in running meetings. The reason we have multiple terms allowed is to keep a good Chair but a 1-year term in case a Chair is not a great fit for the position. The 75% meeting attendance feels arbitrary and will create a lot of work for someone. The new restrictions around speaking to the media are unwarranted and not enforceable.
- Ken Coughlin: Taking a more 30,000-foot view, the threshold question for me is what is so fundamentally wrong with our current by-laws that they need to be totally jettisoned and replaced with a document that includes a number of problematic provisions. Overall, the proposed by-laws are troublesome because they significantly increase the powers of the Chair, starting with the two-year term, power to remove goes to the executive committee, only one vice chair, and what some people are calling the "gag rule". We want people to be civically engaged but we are potentially punishing people for being involved with community organizations. An item removed from the current by-laws would enable a board member to take an item to the full Board without having gone to a committee, which increases democracy. The requirement to amend would be a 2/3 majority instead of a simple majority, making it even harder to make any changes. Each one of these provisions should take up an entire Board meeting. This should be only the middle of the work, not the end. There is no rush; the current bylaws are functioning fine. We need to consider all of this very carefully.
- Mark Diller: Thank you to Susan and the task force. The careful and intelligent presentation you heard tonight shows why I thought of appointing her. That does not mean I agree with many of the things that have been proposed. My reading of conflict would mean that Reverend K Karpen would not be able to vote on food insecurity because WSCAH lives in his church. I trust that our colleagues will do what our bylaws already say, which is that they vote in the public interest. I am troubled by the ban on speaking to the media without authorization. It is a problem that the word authorization implies discretion. I think the 2-year term for the chair is a problem. The removal of colleagues deserves the full attention of the Steering Committee. The June agenda will include a vote on the West Park Church which I anticipate will be well attended. Getting rid of July meetings means that the June resolutions won't be heard until September.
- Robert Espier: Thanks to Susan Schwartz for a monumental task. I'm happy to see that what Klari called a "gag rule" is receiving a lot of attention. It is a different political system to muzzle a person engaged in civic activity; to suggest that they can't talk to the press is problematic. Highly intelligent, highly educated Board members are engaged in building advocacy with affordable housing and primary health care and so on. People count on us for our point of view. The media approaches members everywhere. Should we say, "No, I can't talk to you."? You talk, giving the caveat that this is my personal opinion. If you are a dissenting vote on a serious matter, you must be able to express your view. You are appointed as a leader and part of that leadership is a public statement. That provision must be stricken. There is nothing wrong with refreshing an existing document.
- Linda Alexander: I think we make a mistake if we do not have 2 vice chairs. When I was first on the Board, we had 3 vice chairs. We are volunteering and the vice chairs do support the chair. It is about functionality. Regarding media, Melissa Rosenberg and I are professional media consultants who help people work with media. We need to discern the distinction between speaking as a person and as a board member. It is very easy to say "I cannot speak to you as a community board member. I can speak to you as a member of this community." We have unfortunately had some Board members who have not made that clear.
- Elizabeth Caputo: As someone who chaired the Board for three years, I feel there is a difference between you being at a Board meeting and speaking your mind to a reporter and you being asked by a reporter and having to say I have to go check. If it is a matter coming before the Board or part of a Board meeting it is important that you identify yourself and have as much communication with the Board office as possible. In the Task Force related to in-person and remote attendance, there are a lot of changes coming down the pike starting on June 8th. This topic is not for discussion tonight, but the rules on 75% attendance, on the need to have a quorum, how you determine an attending person versus a Zoom attendee – these are all questions that are not addressed. There will be a lot

of questions about how we incorporate the changes to the Open Meeting Law into these by-laws or how we amend them.

- Rich Robbins: These new by-laws contain dozens of changes from both the BP's template and our current Bylaws. It took me many hours to review all these changes. I created several documents – one is intended to be a red line comparing a new document to two previous documents. I also created a summary of what I thought were the major changes. I emailed these documents to the entire Board and Tweeted them. I urge people to take the time to read them because you can see all the changes. There is no way we can consider even a fraction of these changes and vote in June. If we rush through this, there will be dozens of other significant changes that we made and we can only focus on a few issues. And if the threshold for changes is changed to two-thirds, we will be locking in these changes effectively permanently. A number of people have raised the “gag order”. The way it is written does not allow us to talk in our current personal capacity unless we have authorization, which raises real First Amendment issues for me. Many other changes throw out amendments we have added to our by-laws over the years, and if we can only speak for 2 minutes, I can't raise any of them right now. We shouldn't make task force meetings in the middle of workdays when only people who do not have jobs can join. Members have not been able to comment before because the task force did not share their work before it was final. We didn't see any of the changes unless we were able to go to the meetings during the day. And if the task force is deciding which comments to incorporate, we are giving the power to the task force to completely rewrite the Bylaws. I urge people to look at my document because it does show what was changed and we really need to discuss all the changes, any one of which could be a full evening's discussion.
- Howard Yaruss: Let me say at the outset that I am very impressed. I wouldn't have the patience to do this myself. A lot of important issues have been raised: the change in the count to change the by-laws from a majority to two-thirds, the “gag order” on speaking to the media, who gets to vote on issues if they are involved substantively in those issues in the real world. My concern is that a lot of issues have been raised tonight. Are these all the issues? That is why I sent an email around asking for all of the changes. I thought the current by-laws are working pretty well. What are flaws with the current by-laws and how do we address those flaws? I was hoping that in the next month the task force can let us know why the by-laws are changing, what are the problems that we have had and how do these revisions address them so we have a comprehensive list of what this does so things don't fall through the cracks. Steve Brown: To the need to understand the history of this effort, respectfully, that is your opinion. We don't do that for every resolution. The burden of telling the backstory on every single resolution would be high, nor is it required. You want to have more debate. Others don't agree. Everyone has a chance to speak but the idea that we should literally start from scratch and explain why this started in 2020 is a difficult challenge. Howard Yaruss: The history doesn't interest me at all. When we have a resolution in the Transportation Committee, we talk about a problem that exists and have a resolution to address it. I would just like to know what the problems were that existed and that caused these amendments to be put forth.
- Susan Schwartz: (Clarifying the reason the Task Force was started): Roberta Semer, when she was Chair, had started the process. It is just considered good management to take a look at this document every once in a while. The last time the by-laws were redone was 2013. Before Mark Diller appointed me, Roberta was running a By-Laws Task Force. When Mark became Chair, he appointed me. Precovid, it was a very large group. We intentionally made the meetings right before BCI so it would be least inconvenient for the largest number of attendees. And we offered free snacks. There was a robust conversation about what the starting point should be. In 2013 there was no Manhattan Borough Office template. The group in 2013 created the by-laws out of nothing. We had the template, so we could start at that point. The Task Force voted and all 15-20 members agreed to start with the template. We then went back and wove in anything from the existing by-laws that was not there. I appreciate everyone's feedback tonight, but it is not fair to characterize it as we have to start a lot of work now.
- Steve Brown: There have been a lot of comments about the day-time meetings. People must understand that most of our nights are booked. It is very difficult to get an evening for a task force. For example, the Senior Task Force starts at 11:00 AM. When we moved to Zoom, you couldn't do two meetings simultaneously because we have one Zoom account. Committees and holidays always take precedence. Susan Schwartz: a number of the members of the Task Force do have jobs.
- Christian Cordova: I don't think it was ever intended that you needed to follow the template exactly. It was more that if you needed to, you could use this. I have not had time to review the document in detail. There is one issue that I don't think has been addressed. By the Charter, we have to record the Full Board votes. We also must record the individual votes at committees. We are not doing that now in accord with the Charter. That requirement should be included in the by-laws.
- Ethel Sheffer: Commendations to the people on the Task Force and to its Chair. The summary by Mark and the initial summary by Shelly and several the points and the good work that Rich did, are very helpful and to be commended. There is too much controlling of people's behavior. For example, in this copy, there are the words

“public decorum must be observed in the public meetings.” and it discourages members from talking to each other during meetings. I found that extremely alarming. Then there is something about certain sessions that must be regulated where there are certain people with the police that are undercover. Last thing, there is too much devolving to the Chair, and that’s not good. There should be more from the Steering Committee and others, not solely from the Chair, however important the Chair is.

- Jay Adolf: As a member of the Task Force, I have been listening attentively. It would have been informative and helpful to have a lot of these comments all along during the process. There are several factors including the pandemic and scheduling that appears to have prevented a lot of colleagues from forwarding their comments. Quick observations: First, the vast majority of these by-laws are procedural and boilerplate. This discussion has shown that there are 5-6 places where people have expressed concerns. Some of that is genuinely substantive where the language isn’t clear enough about certain things. That includes interaction with the media, the affiliation and conflict language, which is supported by the City Charter and the rules of the City of New York, where there is an entire section entitled Rules for Community Boards. Some of that was not in our prior by-laws and introducing it has introduced controversy. With Susan’s blessing, the Task Force will go back and deal with it so that when we vote the clarity and intention will be better articulated.
- Doug Kleiman: Thanks to Susan and the Task Force for yeoman’s work. In speaking to the press, issues that are before the Board should have more restrictions, making clear the disclaimer that you are not speaking on behalf of the Board without clearance. But I get requests for interviews in my personal work and my personal past work (I was a comedian.), Questions on the required attendance for 75% of the meeting: if I leave early, do the votes I cast while I was their count? I have to ponder on the replacement of the second vice chair with a treasurer. For the 2-minute rule, it should depend on the number of attendees and how many want to speak on an issue. It is more about repetitive speaking than quantifying it. The conflicts language should be consistent with Conflicts of Interest Board and BP’s office,
- Maria Danzilo: Thank you to Susan and the Task Force for the great work. The point was made that the City Charter does have conflict of interest rules in it. As a member of the public, I see the need for transparency and assurance that a quasi-governmental group is acting consistently in the best interest of the public. I think these rules are really great from a good governance perspective. It is important in this debate, which is broaching touchy subjects, to ensure that you are acting in the best interest of the public and to try to separate personal interests from that.
- Steve Brown: (Reading from the Q and A comment of member of the public Robert Tanhauser) He shared his concern about constraints on public speaking and said the public has the right to know.
- Steve Brown: I reiterate that I respect that we are all entitled to our thoughts and opinions. My opinions are different from those of someone who has voyeuristically watched this process. This has gone on for years, there have been many meetings, there are certain people who have leaned in and engaged, and there have been people who couldn’t make the meetings who have sent emails instead. Many people have been involved, so my feeling is that we are at the end of the process, and although there are members who feel there should be more meetings, there have been 15 plus meetings. We have now dedicated a full hour to this. If you are passionate about a topic, show up. I do not agree with the view that this is being rushed through. What the process lays out for amending the Bylaws was today and next month and that is what we are doing. Everyone has had an opportunity to participate. There will be conversations between now and next month but I do not agree with the faction that believes we need many, many more meetings on this. Everyone who has raised their hand has been picked. Everyone has been available. If there is something you are passionate about, you still have 30 days to bring it up.

Approval of minutes from previous full board meeting

The minutes were approved: 35-0-1-0

Steve Brown: I want to applaud a long conversation done in a good manner. We need to acknowledge that we all differ. We try to work towards consensus, but the goal is to express our views in a professional manner and move forward doing quality work. I hope that when we have voted on something and made a decision, we all get behind it and move on. I think we all handled the discussion very well. I have come to the opinion that Zoom sometimes desensitizes people. We should all just be kind and try to be respectful to each other. That will make us a better Community Board.

Max Vandervliet, District Manager’s report: It is the time of year when we are modding money among budget codes so that we can be prepared to spend what we need by the end of the fiscal year. Steve Brown: I want to thank Max and Beverly Donohue for work on the budget. Paying people in the City government is much more intricate than I thought.

Public Session

Winifred Armstrong: I'm here to say thank you. Legislation before the Environmental Committee of the State Senate and has been passed by the Assembly was in part created by you and it has been a decade working with 4 Chairs of the Community Board on a problem that started here on West 97th St. in Park West Village parking lot where I live. The proposal turned up toxins galore, lots of lead. The State has been using EPA standards for lead in soil and ambient air which are very outdated and which all the environmental people including the Environmental Conservation Commissioner of New York, who testified last year that he thought those standards should be improved, with New York becoming a national leader in the process. Senator Cordell Cleare is sponsoring the bill (co-sponsored in the Assembly by Danny O'Donnell) calling for the DEC to put forth new standards. The bill must be passed by June 2. The Community Board has passed resolutions and testified at the environmental impact statement years ago fostering concern over this issue.

Anthony Grey representing Senator Cordell Cleare: Senator Cleare's lead contamination bill, S8050 establishing environmental standards for lead and lead contamination. She thanks Dean Heitler and the leadership of the working group at Park West Village for their many years of work and partnership on this issue as well as CB7's past and present Chairs and Winifred Armstrong, who have constantly lent their support. The legislation will require the establishment of a new stricter environmental standard for lead dust and lead contamination in soil, floors and windowsills. The bill (A5541) has already passed the Assembly. To help, contact your Senators to co-sponsor the bill and write letters in support. Passage will permit meaningful standards to be set in 2023. She is also sponsoring an Eld celebration this Thursday at the Adam Clayton Powell State Office Building at 6:00PM.

Michael Saltzman: This is my first CB7 meeting. I am a long-time resident of the Upper West Side. I am a volunteer for the Red Cross here to remind people that hurricane season starts next month. I'm sure everyone remembers tropical storm Sandy and Irene in 2011 and other extreme weather events. The Red Cross website has a checklist for emergency preparedness at www.redcross.org/hurricanes to prepare go-kits. We have an emergency preparedness training course offered free on the website – a Zoom class offered once a week. In your March meeting there was discussion about smoke detectors at NYCHA apartments noting how the FDNY and the Red Cross partner with NYCHA for installing these smoke detectors. These simple devices save lives. For free installations, call 1-877-red-cross.

Emmitt Sklar representing Councilmember Shaun Abreu: Last week we introduced a bill to ban weight and height discrimination in employment, partnered with the original legislation introduced a few weeks ago to support foster youth who lost caregivers during Covid. This coming Thursday we will introduce a bill calling on the Department of Education to establish a curriculum to bring Jewish Heritage Day to our school system. We have a Mother's Day event on Friday. For young people between the ages of 14 and 24, the deadline for the Summer Youth Employment Program was pushed back to this Friday. They will be offering over 100,000 jobs for young people.

Linda Alexander: I want to talk about energy equity. This is about my client but also my passion. Energy costs are skyrocketing; there will be people in our community choosing between using an air conditioner on the hottest days of the summer and eating or buying medicine. I want everyone to know about a free app called gridrewards. It is available on Google Play and in the app store. It is available to anyone with a smartphone. It will lower your utility bills by giving you prompts to respond to. It works with ConEd smart meter technology. ConEd will pay you to manage your usage. I have been doing it for a year and by lowering my carbon footprint and helping to create sustainability, I am saving 20-25% on my utility bills and more than that in the summertime. Please share this with your neighbors.

Tyler Reynolds for Assemblymember Linda Rosenthal: I'm new to this role but spent the last 8 years with the City Council. Covid risks are back up to moderate. The New York Department of Health has suggested that if you are in an indoor setting and do not know the vaccination status of those around you, you should wear a mask indoors. I have tested positive for Covid and am working remotely. Our office is back open full time. We have masks and Covid tests available as do most public libraries in NYC.

Zach Campbell for the American Museum of Natural History: I want to give an update on the Gilder Center project. We are beginning the installation of glass for some of the windows for the building and we are working on the park in the northwest corner, which we are hoping to reopen this summer. For more information, see the updates on the website or sign up for our e-blasts or reach out directly at zcampbell@amnh.org.

Eric Cuello for Borough President Mark Levine: The Borough President attended the massive rally against the Supreme Court draft opinion on abortion that took place at Foley Park. He is calling this a breathtaking setback and a brutal blow

to all who believe in reproductive freedom and he is looking to work with colleagues at all levels to fight back on this issue. Yesterday, the City moved into the medium or yellow risk Covid alert status – about 2,500 cases daily. The Borough President urges New Yorkers to follow the recommendations of the NYC Department of Health. Only 37% of the City have gotten their booster shots. They are urging New Yorkers to get boosters, wear masks in indoor public settings, get tested before and after social gatherings, and if you test positive on a home test, contact 212-covid19 to be evaluated for antiviral treatments which can limit the damage from the virus. On Community Board applications, thanks to everyone who applied. We have received nearly 900 applications for 12 Boards. We are almost done reviewing all the applicants. Everyone should expect a response hopefully next week. With Councilmember Rita Joseph, the Borough President has introduced legislation to combat NYC's notorious lack of public restrooms. It is an issue of equity, public health and sanitation. The legislation is for the City to issue a report on feasible locations to install a public bathroom in every NYC zip code. Finally, the Uptown Wagon is a mutual aid group that provides free meals, clothing PPE, toys, haircuts, basic medical services. They will be in front of our uptown office at 431 W125th St. on Wednesday, 5/18 after 7:00PM.

Nicole Paynter representing the Columbus Avenue BID: We have just launched our second round of Art on the Ave NYC, where we have walk-in art galleries in some of the vacant storefronts on Columbus. The theme of the exhibition is Creating Tomorrow and all the artworks are by local New York City artists and are for sale with 100% of the proceeds going to the artists. Open Streets are relaunching on Sunday May 15 from 11AM to 7PM every Sunday through the end of October. The first Sunday will include a partnership with Art on the Ave with a kids' art day. If anyone is interested in tabling during Open Streets, reach out to columbusavenuebid.org and we are hiring staff to work every Sunday.

Sophie Secor representing Senator Serrano: It has been a busy few weeks with redistricting, the budget, and today's news concerning the potential overturning of Roe v. Wade. The Senator chaired a meeting of the Cultural Affairs, Tourism and Recreation Committee where they discussed and reviewed some legislative bills. They passed 5 bills including the creation of a State task force to promote outdoor learning opportunities, reporting the alienation of State and municipal parkland passes, prohibiting the use of parkland and wildlife protection areas for gas production, the creation of the State Park Passport Program and permitting farmers' markets in State and local parks. Lastly, our office has free Covid tests available if you want to come by and pick them up.

Steve Anderson representing the Upper West Side Coalition. (His remarks read by Steve Brown) If anyone wants to strengthen or start a block association, please contact the one-year-old Upper West Side Coalition of block associations and community groups at upperwestsidecoalition.org or upperwestside@gmail.com. He mentions that May 19 at 6:30 via YouTube the coalition will have a forum with the three commanding officers discussing Upper West Side crime prevention.

Evelin Collado representing City Comptroller Brad Lander: I sent our Sanitation survey today to all the Community Boards and many of the BIDs. It consists of a series of questions. The Comptroller is interested in knowing the current state of sanitation issues in the different districts. There will be a series of sanitation and property tax town halls, the first one today in Staten Island. The one for the Borough of Manhattan will be in June and will be virtual. A virtual town hall May 9 in collaboration with Congressman Jamaal Bowman and State Senator Robert Jackson on the Federal stimulus funding to New York for educational purposes, how it is being expended and whether attention is being paid to equity issues.

Steve Brown: I did receive an email from Captain Zuber. When he was about to join our meeting, he responded to a T-Mobile store robbery at W77th and Broadway where he joined the pursuit and the perpetrators crashed into several parked cars.

The meeting was adjourned by acclamation at 10:34.

PRESERVATION COMMITTEE MEETING MINUTES

Michele Parker and K Karpen, Co-Chairperson

May 5, 2022 at 6:30pm via ZOOM

The Preservation Committee of Community Board 7/Manhattan conducted a public hearing on Thursday, May 5, 2022, via the Zoom online platform. The meeting was called to order promptly at 6:30 pm by Preservation Co-Chairs Michele Parker and K Karpen. Preservation Committee members Jay Adolf, Josh Cohen, Page Cowley, Klari Neuwelt, Madge Rosenberg, Peter Samton, Susan Schwartz and Mark Diller participated. Also present from CB7 were Steven Brown (Chair of the Board), Doug Kleiman (Vice Chair), Maxwell Vandervliet (District Manager), and the following non-Committee Board Members: Barbara Adler, Richard Asche, Christian Cordova, Ken Coughlin, Louisa Craddock, Bev Donohue, Robert Espier, Shelly Fine, Natasha Kazmi, Ira Mitchneck, Seema Reddy, Rich Robbins, and Roberta Semer.

The following discussions were had and actions are taken.

Re: 165 West 86th Street – West-Park Presbyterian Church (Amsterdam Avenue). Application to the Landmarks Preservation Commission pursuant to NYC Administrative Code §25-309 for a Certificate of Appropriateness authorizing the demolition of the entire structure based on claimed financial hardship.

The subject building (the “Church Building”) is an individually designated landmark church building constructed ca. 1889-90 in the Romanesque Revival style designed by Henry Kilburn, architect.

The Church Building is situated at the Northeast corner of Amsterdam Avenue and West 86th Street in Manhattan, and features two primary facades – one facing Amsterdam Avenue, and one facing West 86th Street.

The primary facades of the Church Building are clad in red sandstone with elements of rock-faced brownstone randomly coursed. The facades consist of alternating gabled sections, square towers, and recessed planes, topped by a series of broadly sloping, pyramidal, or bell-shaped roofs. It includes a significantly tall bell tower with a sweeping terra cotta bell-shaped roof at the southwest corner of the structure (dominating the northeast corner of Amsterdam Avenue and West 86th Street). The secondary facades are composed principally of common brick.

The fenestration on the west façade (facing Amsterdam Avenue) includes three monumental rounded-arched recessed window bays with ornate stained glass windows within, and smaller recessed rounded-arched openings emulating the dominant fenestration. The south façade (facing West 86th Street) east of the dominant bell tower features three discernable bays, the central of which includes a large, wide round recessed stained glass window. Flanking that central bay are two bays with shorter pairs of rounded arched recessed stained glass. There is a tripartite rounded arched entryway just a few steps above street level on the west façade. The main sanctuary features an ornate skylight.

A complete description of the Church Building can be found in the Designation Report of the Landmarks Preservation Commission, dated January 12, 2010.

Presentation by the applicant.

Present on behalf of the Applicant:

- Roger Leaf - Chair, Administrative Commission, West-Park Presbyterian Church
- Kenneth S Horn - President & Founder, Alchemy Properties
- Blake Goodman - Partner, Alchemy Properties
- Benjamin Charles - Development Associate, Alchemy Properties
- Valerie Campbell - Partner, Kramer Levin Naftalis & Frankel LLP
- Patrick Sullivan - Special Counsel, Kramer Levin Naftalis & Frankel LLP
- Brooke Schafran - Principal, Capalino + Company, Strategic Advisors
- Dan Kaplan, FAIA - Senior Partner, FXCollaborative Architects
- Michael Kyungjoon Cho, AIA - Associate, FXCollaborative Architects
- Toby Snyder, AIA - Senior Associate, FXCollaborative Architects
- Adam Wald, MAI - Executive Vice President, Appraisers and Planners, Inc.
- Sharon Locatell, MAI, CRE, MRICS - President, Appraisers and Planners, Inc.
- Muhammad Rahal, PE - Senior Associate, Severud Associates
- Richard W. Lefever, PE - President, Facade MD

Roger Leaf:

- Points to stress at the outset:
 - The proposal will not eliminate space for the arts, as the new building will include space for worship and the arts.
 - Since landmark designation, only a fraction of the money needed has been raised.
 - The Congregation hasn't refused to spend funds to maintain the building – it has even borrowed money from the Presbytery to do so.
- The Church has spent a year trying to find a way to save the building.
- There has been a sidewalk shed surrounding the exterior for more than 20 years, and given the condition of the façade, there is no end in sight.
- The Church Building no longer supports the Church's mission, and the Congregation has no resources to restore the Church Building to its former glory.

Valerie Campbell:

- This is an unusual application. CB7 is not being asked to determine if demolition is appropriate per se. Rather, CB7 is being asked to determine whether the statutory standards required for demolition under a hardship application have been met.
- Hardship applications are a necessary and constitutionally required part of the landmarks law.
- Hardship applications for demolition are rare. The Church of Sts Paul and Andrew filed a hardship application in 1989, which was not approved.
- In this instance, the Church has met the statutory standards for demolition, since the Church cannot earn a reasonable return on the investment required to save the Church Building. The statutory and regulatory standard is a return on investment of 6% .
- The Church and its development partner intent to demolish the Church Building and to build a new structure with reasonable promptness.
- While the Church Building has unused Transferable Development Rights ("TDRs" [sometimes referred to as "air rights"]), there is no site that satisfies the standards for such a transfer, as all adjacent buildings are fully built.
- The Church Building was designated an individual landmark in 2010 over the Church's opposition.

Roger Leaf:

- The Congregation membership has shrunk from 200 in the 1980s, to a dozen today.
- The Congregation cannot cover the expense of funds borrowed from the Presbytery to maintain the Church Building.
- The Church Building was closed for years due to boiler issues.
- The restoration of the façade alone, per a 2011 report by experts, was estimated at \$14.6 million (\$18.2 in today's dollars).
- There is no prospect to remove the sidewalk shed in the foreseeable future.
- There are multiple Department of Buildings violations based on the condition of the façade.
- The Presbytery is not a viable source of funds to repair and restore the Church Building. The Presbytery must meet the needs of 89 congregations and 14 worshipping communities on an annual budget of approximately \$100K.
- The Contract with Alchemy Properties is conditioned on the Church securing a demolition permit. It was signed in March 2022, and provides 10K square feet of space for worship and the arts.

Kenneth Horn:

- Alchemy has built or restored 33 buildings in NYC, including landmark buildings.
- Among buildings with which Alchemy has been involved are the Woolworth Building, and 378 West End Avenue.
- Alchemy originally sought to help save the Church Building and use its air rights (TDRs) creatively. Considered keeping part or whole of the Church Building. A hardship application was not the original intention.
- Experts' reports revealed that the Church Building is in impossible condition. The Building is literally "melting" and was beyond the point of repair.

Dan Kaplan – FX Collaborative Architects:

- Started with the intention of finding a creative adaptive reuse for the Church Building.
- Consultants including Façade MD inspected the entire façade. Their reports revealed that saving the Building is not possible.

Façade:

- Red sandstone is a very soft material, and the facade is extensively cracked, spalled, and deteriorated. The façade is “exfoliating” – one can pull off layers of sandstone with one’s hand. Rainfall can also lead to sandstone falling off the facade.
- While experts did not probe beneath the surface, they are confident it would show water damage. During analysis, a finial on West 86th Street had to be removed because it was too dangerous to leave in place (removal was done with DoB approval).

Structural:

- Daylight and rainwater are coming through the rear brick walls, compromising the load-bearing walls. There is water damage throughout.
- The Church Building is not in Code or safety compliance – e.g. no two means of egress, no emergency lighting, open stair halls, and the Building is not ADA accessible.

Violations:

- This year alone the Church Building received 3 emergency DoB violations. The Church spent \$75K just this year on conditions related to those violations.

Costs to Repair/Restore:

- Estimated total costs to repair, renovate and restore equal \$36,247,114, which translates to \$49,824,153 with contingencies.

Adam Wald:

- The reasonable return on investment per the statutory and regulatory scheme is 6%, using operating costs (including the annualized amounts of costs of renovations and restorations), the fair market value of the Building, and its projected income.
- Computations do not include real estate taxes.
- The rate of return estimates included in the application compared estimates of revenue and expenses. They used 3 development scenarios to assess potential revenues – namely the use of the Building as:
 - A community facility
 - An infill community facility with commercial use (requires additional renovation costs)
 - A residential multi-family conversion
- Research revealed comparables for projected income of between \$32 to \$58 per SF - Used \$50 per SF for the analysis.
- Could not achieve a positive net operating income in any scenario (projected negative cash flow in all three scenarios).
- The multi-family scenario would require cutting multiple windows into the façade and roof.
- The projected expenses were computed based on a lean staff (e.g. no doorman). Rental income at the projected value often is hard to achieve without significant staff and amenities.

Roger Leaf:

- The proposal is to build an as of right building consistent with existing contextual zoning. It would include a street wall of 145’ to match the adjacent apartment buildings, and have a roof height of 210’. The massing would be highest at the southwest corner of the lot.
- The proposed building would respect the cornice line of the adjacent buildings.
- It would include a retail component at corner of Amsterdam Avenue.
- The Community Facility included in the project for the Congregation and the arts would total 10K SF, with 4K SF at street level on West 86th Street through a separate dedicated entrance, and 6K SF below grade. The Community Facility space would include a 150-seat auditorium with back-of-house facilities.

Presentation by Robert Jaeger – Partners for Sacred Spaces (“PSP”):

- Partners for Sacred Spaces is not affiliated with any party involved in this application – neither the Church/Congregation, the Presbytery, Alchemy, nor any community or advocacy group.
- Founded by Bob and Diane Cohen as a national not-for-profit. The mission is to try to help great buildings remain in use.
- PSP is concerned with civic assets as well as religious assets.
- 90% of those served are non-members. PSP presents a new way of looking at sacred spaces.
- Seeks to work with congregations that are challenged because they lack financial resources.
- It is important for religious buildings to be seen as civic assets.
- Churches and synagogues need to manage buildings differently and need to fundraise differently than civic landmarks.
- If a congregation tells its story well and does community-minded capital campaigns, 2/3 of the funds raised can come from outside its membership. The congregation should focus on the building’s architecture, the people served by the congregation, the church’s role in the life of the community. All are aspects of reimagining the space.
- Key word is “Transition.” The congregation must transition from an old to a new model, including using the building, co-owning the building, and the potential to work with preservation-minded developers.
- West-Park is not alone. Most urban congregations have dwindled.
- Civic leaders need to find ways to work with congregations and the community.
- PSP cannot speak to whether the West-Park Church Building can be saved.

Q&A and Comments from the Public – First Tranche

- Steven Brown (CB7 Chair): Comments and questions from the public will be taken in two tranches.
- All community members wishing to speak will be heard.
- Materials concerning the application, including the applicant’s slides and the Designation Report from the Landmarks Preservation Commission, are available on the CB7 Website.

Simeon Bankoff – reading a letter on behalf of Rev Dr. Derrick McQueen:

- Dr. McQueen is a member of the Presbytery, and is aware of its concerns and disdain for landmark designation.
- Personal conscience leads him to speak against this application.
- The Center at West-Park is a vibrant arts organization that presented a viable alternative to demolition. The contract with West-Park should be honored.
- Demolition in these circumstances would be a travesty, and disrespects the community.
- The proposal purports to create an arts space without input from arts groups.

Josette Amato – West End Preservation Society:

- WEPS cannot support the demolition of this architectural beauty.
- It is a dangerous step to allow designation to be rescinded.
- There is enough blame to go around about how the Building fell into disrepair.
- The presentation includes smoke and mirrors about the condition of the Building.
- A compromise is possible to build an incredibly tall new building and preserve at least some of the existing Church Building.

Avery Ryan – next-door neighbor to the Church Building:

- The community has a reasonable expectation that landmark status would not be revoked in such a short time.
- Concern - Struggling with how the Building condition could have been so mismanaged in such a short time. Should not be allowed to manage the Building out of landmark protection.
- In other communities, a hardship application includes a requirement that the hardship could not be “self-inflicted.” This application should be subjected to close scrutiny
- Dwindling of the congregation doesn’t happen without complicity.

Melissa Elstein – Secretary of the West 80s Neighborhood Association:

- Supported designation through testimony in 2009-10.
- It would be a tragedy to lose this built fabric of the community so quickly.

- Great synagogues and churches in Europe are protected, which shows a difference in values between NYC and Europe.
- Community and arts spaces are an absolute necessity – has used Building for recycling events.

Susan Nial – Landmark West Board Member:

- CB7's Preservation Committee should remember that obligations arise from a landmark designation. Here, all sides have been derelict in their duties.
- This is an example of "Demolition by Neglect." Akin to "Nero fiddling while Rome burns."
- LPC also had obligation to enforce the duties that accompany landmark status.
- The Committee should reject the application and tell LPC not to abdicate its responsibilities.

John Fidler – Former Conservation Director of English Heritage (Stonehenge, other sites):

- Since Church is on the National Register of Historic Places, it is of national importance, not just local fabric.
- There is a rich Community history associated with the site as the birthplace of Shakespeare in the Park and God's Love We Deliver, among other things.
- Building fosters interest in local community activism.
- While one can respect experts' opinions, the focus must be on preservation.
- Applauds Page Cowley and others who have worked to preserve this landmark.
- Façade can be saved.

Austin Celestin – Neighbor and urban design student at NYU:

- Attended The Center School nearby the Church Building. This Building has had a sidewalk bridge throughout memory.
- Gale Brewer promised to help the Church after designation, but could not keep that promise.
- Those opposing the application are acting like all options are on the table, but they are not.
- There is no right to grandstand when red flags have been flying for decades.
- Demolition will be a "lesson" and warning to other landmarks.
- Air rights may be valuable, but the value cannot be realized in this instance. And air rights should be used to add affordable housing, not rescue a church.

Marcia Flowers – Member of the Congregation and of the Board of The Center at West-Park:

- The Center is a modest organization with limited means. Yet the Center spent time and effort and energy in keeping the Building open.
- The Congregation sold the manse (the clergy home) and eliminated a full-time minister to conserve funds.
- The Congregation spent available funds on upkeep to stabilize the Building, and has not been derelict in that duty. We need to get out from under the burden of upkeep.
- Release the value of the property - give us the chance for new life and growth.
- It makes more sense to cease a struggle for minimal survival. A new building will better serve the religious and the arts community. Let us build something new and promising.

Sean Khorsandi – Executive Director of Landmark West:

- Rewarding demolition by neglect sends a dangerous message to all owners of landmarks.
- This application has implications as a City-wide precedent.
- The 2010 Designation report referred to this as one of the "most important buildings" on the Upper West Side. It has both an historical and an architectural pedigree.
- Legal obligations arise from designation. LPC should inspect, litigate, and enforce when those obligations are not met.
- Congregation could have accessed help from the organization Bricks and Mortals, yet made no such steps to maintain the Building.
- There are no preservation options presented in this applicant's proposal.
- A vote for hardship is a vote to set a precedent to convert landmarks to dust.

Zachary Tomlinson – Artistic Director of The Center at West-Park:

- The Church Building features stunning architecture.
- It is a living link between artists and their past and hopefully their future.

- Past artists at the Building include Joe Papp and God's Love We Deliver.
- Today, the Center features important pieces about exploitation in Latin America and dramatic interpretations of the war in the Ukraine.
- A community of service needs this building. The artists here represent the beautiful diversity of our City, including "under-resourced artists who are people of color and queer."

Robert Feinstein:

- Yielded time as question was answered.

Rudy Weinberg - Lifetime Upper West Sider:

- A member of the congregation at Shaare Zedek, a synagogue that was demolished and housed in a replacement new structure.
- Sadness and regret every time one walks by the old site.
- Luxury buildings are not needed in this neighborhood.
- A better solution would be to sell the Building to the Center, which could convert the Building.

David Feinhirsh – Developer and architect:

- Great respect for the applicant's team – but instead of demolition they should consider sale of air rights, which should be worth between \$20-40 million.
- State programs can cover 40% of renovation costs, and true cost would be closer to \$15MM.
- Should revisit the numbers.

Larry Brownridge – Attorney on the Upper West Side:

- Opposing application. As a neighbor, has seen no serious work. Building has been left to rot.
- Cannot let people with unclean hands get the benefit of a massive windfall from demolition.
- Instead should revert back to the Designation Report – Building is "remarkably intact."
- The St. Bart's precedent reinforces that the rate of return analysis should be inapplicable to tearing down a church building.
- The Building needs to stand – the community deserves it.

Libbie Wilcox – The Center at W-P:

- This is Demolition by Neglect.
- Contrary to the student's testimony, this will not be a "lesson" but a precedent and roadmap for other churches and not-for-profits to evade landmark protections.
- The Center uses this Building 7 days per week.
- The Center has spent \$400K to maintain the Building, and has offered multiple times to buy.
- Can't in good conscience knock down a building you pledged to protect.

Heath Gottesman – Co-op Board President at 145 West 86th Street:

- Neighboring building is home to 60 families.
- Supports application. With 60 open violations, this Building is unsafe. It has been surrounded by a sidewalk shed for over 20 years.
- Promises to raise money were empty. This proposed development is the only viable solution.
- Others have self-serving reasons for protecting. Should save the congregation, not the Building.
- Keeping the building will eventually lead to condemnation and demolition/collapse anyway.

Committee and CB7 Members Questions and Comments – First Tranche:

Michele Parker:

- Q: Is the Building on the National Register of Historic Places?
- A: Will investigate
- A: (K Karpen): Not actually on the register, just eligible.
- Q: What is the status of the sale of Air Rights?
- A: (Valerie Campbell) – TDRs could be transferred to an adjacent property or, pursuant to a 74-79 special permit, across the street. All such sites near this Building are already fully developed. There is no feasible receiving site.

-- Also, federal and state tax credits are not useful to a church/not-for-profit. Best opportunity would be to syndicate those credits, which would be expensive and uncertain.

Madge Rosenberg:

- Collegiate School sold air rights elsewhere – should follow that model.
- A: (Ken Horn) Alchemy is developing the former Collegiate site on West 78th - was able to use that church's TDRs because it is contiguous with the lot on which the church sits.
- Q: Is there any affordable housing in this proposal:?
- A: (Ken Horn) Site is too small. Alchemy has experience elsewhere building 25% affordable housing, but without 421-a tax incentives, the amount of affordable housing that could be built here would be de minimis.
- A: (Roger Leaf) Most of the proceeds to the Congregation will go to the Presbytery to repay loans and support benefits to other communities of faith.

Peter Samton:

- Appreciation for FX Fowle as architects, who continually revised their designs for the Children's Museum of Manhattan at the West 96th Street church building and eventually arrived at an acceptable design that saved that church building.
- Building adjacent to the sanctuary building could be demolished, and a new tower could cantilever over the church just like the building under construction at Broadway and West 91st Street. Not the greatest thing but a viable compromise.
- A: (Dan Kaplan) The key difference between the two churches is that at West 96th Street the church is composed of granite and brick, and its restoration costs are de minimis because the building is generally in great shape. At West-Park, sandstone is not a material that is built to last.
- A: (Dan Kaplan) The team did analyze the cantilever possibilities. The community house building is only 35' wide. A cantilever could perhaps add another 25'. That would still yield very little usable floor area.

Jay Adolf:

- Q: The contract that is contingent on demolition includes community facility space – could it also include the Center?
- A: (Roger Leaf) There is a commitment for 10K SF of community space in the contract – even if the Congregation didn't use it, that space still can only be used as Community Space for the neighborhood. There are many protections in place in the contract. The space is designed to be column-free to accommodate various theatrical and artistic uses.
- Q: Did the Presbytery consider sale of the Building as is?
- A: (Roger Leaf) – That would be considered only if the hardship application were denied.
- It is unclear if there would be a market in its as-is condition given the cost of restoration which would exceed the fair market value of the restored space. Such a deal would likely mean the congregation would realize no funds from the sale.

Rich Robbins:

- Q: The application is supported by impressive architects and lawyers – who is paying them?
- A: Costs of application are being paid by the church out of the proceeds of the sale.

Richard Asche:

- Accept that this is a wonderful landmark, having walked past it for 78 years.
- Obligations were imposed on the Church when the Building was landmarked.
- Unfair to ask a Church to pay \$50MM in renovation costs. Fault the City for not finding a way to preserve the Building.
- Supports the application. However, there are additional considerations.
- Not convinced that the \$50MM is the right number. Can't tell from presentation how much is essential work and how much is "extra" – should be clarified.
- Agree that in this case there are no air rights to sell.
- Very serious consideration should be given in the future to allowing transfer of air rights broadly within the Community District as occurs on the East Side [East Midtown Rezoning].

- Most important – church should not receive funds – if any profit is generated by the sale, it should be applied to preserving other landmarks elsewhere.

Roberta Semer:

- Oppose the application – landmark should remain.
- This is an amazing building. Doubts it requires the level of funding indicated.
- The Building has Community significance – home of God’s Love We Deliver, Shakespeare in the Park, other programs that started there.
- This is our community – and today we all need to be Presbyterians.

Mark Diller:

- One’s view of the application’s merits can be a function of when in the continuum of time one approaches the issue. If approached today, the numbers are daunting. If approached from before designation, the application is more inevitable than necessary.
- The arguments made today in support of de-designation are precisely those made in 2009-10 in opposition to designation. Concerned about re-litigating precisely the same arguments only a short time later with only updated numbers being different.
- While demolition by neglect is a harsh term, there is an aspect of a self-fulfilling prophesy here – not necessarily an intentional act or refusal to act, but even a resignation to inevitability that this day would come is itself a guarantee that it would.
- Long-term, releasing the contiguity requirements for TDRs is the right answer, and establishing a fund to share the windfall if the Building is not preserved sounds right.
- Still expect additional testimony from the public, so am not sure how to vote until all have been heard.
- Deeply concerned by finality of demolition.

Ken Coughlin:

- Q: If façade repairs made – how long would they last? What is the useful life of a new façade?
- A: (Rick Lefever) Life span of 20 years. Atmospheric degradation in this environment is egregious especially on sandstone.
- Q: Is remediation required all at once? Can it be phased?
- A: (Lefever) Building is fundamentally unsafe. It looks far worse when examined at close range.
- Q: What guarantees are there that the community space will be affordable into the future?
- A: (Roger Leaf) The Church and developer have not started to explore pricing for community use of the community facility space.

Ira Mitchneck:

- Concern for examples of empty sites remaining long after demolition. Also concern that the absence of 421-a would prevent any building from being built, and for the impact of fair cause eviction.
- A: (Dan Horn) Alchemy is not expecting tax benefits, and knows the market as it is bidding out other buildings now. We have equity partners already lined up; have lenders in place. Built Xavier HS a new school in luxury building in this market.
- A: (Roger Leaf) The community facility is required to be built even if no residences are constructed.

Robert Espier:

- Example of Barcelona – replete with restored historic churches.
- Concern with statement that red sandstone is a material not built to last.
- Have we explored new masonry methods for sandstone.
- We need affordable housing, not luxury housing.
- We need to see the church preserved.

Doug Kleiman:

- Still in a fact-gathering mode. Took today’s tour - climbed into the rafters.
- Applicants are not on trial. Also not offended by an applicant making a profit.
- Hard to believe the statement that the developer initially sought to keep the Building.

- A: (Ken Horn) Alchemy has been involved for a year before the March 2022 contract. Reason for delay is exhausting potential for alternatives. Only did work on replacement when got reports from consultants. Initially unaware hardship was an option.

Natasha Kazmi:

- Supports the application. Passes by the site regularly and is concerned for safety.
- Center's interests can be accommodated elsewhere.
- Congregations are made up of people, and we should support the people who make up the congregation over the Building.
- Focus should be on the sadly crumbling building.
- The Center claims to have raised \$400K – but the application materials suggest the amount raised and invested is far less.
- LPC allows de-designation for a reason. This is a lesson to LPC.
- Presenters should focus on future uses. Especially about uses in communities of color.

Shelly Fine:

- 51 years as president of a local synagogue.
- The designation of West-Park when first considered was an outrage.
- Self-titled "Friends of West-Park" pledged to raise \$2MM. It never materialized.
- In 2010, the congregation had 35 members and a pastor, now 12 with no pastor.
- Mission is paramount, and regulation should not interfere.
- Community is being disingenuous in saying the funds can be raised.
- Similar response to community opposition to the demolition of Shaare Zedek – if it cared that much, the community should have joined and supported the upkeep.
- Unfair to the church and its mission to oppose the application.

Q&A and Comments from the Public – Second Tranche

Hon. Gale A. Brewer – New York City Council, 6th District:

- The hardship application should not be granted. The importance of this landmark is clear.
- The Center has done a great job, and the sanctuary building is remarkable.
- The solution is to have the Congregation meet in a building that is owned by a not-for-profit.
- All worked hard to obtain the landmark designation.
- Since then, the Center has made great use of the building.
- There is reason for debate about numbers - \$50MM is too high an estimate.
- The Center offered \$2MM, which was never seriously considered.
- City was unable to allocate government money to a church due to 1st amendment restrictions, but government easily could donate funds to a not-for-profit.
- Private foundations also steer clear of churches, but would support a NFP.
- Unique buildings cannot be replaced. It is beyond reprehensible to demolish them.

Aubrey Clinedinst – self-identified "queer artist" at The Center:

- Upset. Demolition is boring and unimaginative – should be more respectful.
- Trading the Center for limited community space - Yikes.
- Such an amazing space. Was trained in Europe, where artists know how to save things.
- Confirmed Presbyterian. We don't need what is on offer here.

Johanna Skilling – Upper West Sider for 30 years:

- Preserve the church.

Ted Burger – Center Board Member:

- Executive Director Emeritus of the NY Foundation for the Arts.
- The Center persevered through deferred maintenance, absence of heat.
- The Congregation bruised its relationships with neighbors by opposing designation.
- The Center reignited creativity by launching creative uses of remarkable spaces.

- Compare to Judson Church and Eldridge Street Synagogue.
- Presbytery plan is all about funding – The Center must have long-term site control.

Douglas Hanau – lifelong New Yorker:

- Since 1980 the City properly focused on making facades safe. The Church Building is unsafe.
- Neither the Church nor the Center has \$50MM to fix that condition.
- We need to build housing everywhere. Please support the application.

Mitchell Shamroth:

- Presenters will be making boatloads of money.
- Disagrees that this is a tricky situation; this is a money grab, nothing tricky.
- Building does need repair and love – both of which have been denied by the Presbytery
- The Center are the only people who have cared for the building.
- Follow Gale Brewer’s advice re fundraising.

Michael Hiller – attorney for The Center:

- The developer has too great an incentive to be objective about the condition of the property being too damaged to repair.
- Where are the estimates? Where are the source documents? It is not possible to determine whether the remedies estimated are for greater attention than is reasonably needed.
- Hardship standard is extremely difficult to satisfy – only 13 have been granted in 60 years.
- CB7 does not have sufficient information to make a determination.
- The potential for air rights transfers has not been adequately explored based on a 2010 statement concerning eligibility per the City Planning Commission.
- This is a one-of-a-kind building that should be treated as such.

Patricia Woodbridge - Upper West Side resident for 50 years:

- There are already too many enormous buildings on Broadway.
- Low-scale buildings are being eliminated.
- When a treasured building is torn down, do they give money to preserve others?

Valerie Campbell – Attorney for the applicant:

- Applicant submitted its full application, including all engineering reports, to CB7 and various community groups.

Susan E Sullivan – Officer of The Center:

- This is a perilous time for landmarks – a great loss of historic fabric throughout the City.
- David vs Goliath – there is a \$30MM windfall being exchanged for sacrificing history.
- The Building embodies history, from Father Berrigan during anti-War rallies to launching God’s Love We Deliver.
- Presbytery has knowingly and with intent has failed to maintain the Building.
- Center’s estimate is \$10MM to renovate the Building, and it can raise the money if it owned the Building or had a long-term lease.
- The Center has already proven its ability to add value. Presbytery wants to cash out.
- Demolition is a disservice to the community.

Veronica Addae – Lighthouse Chapel International:

- This church makes its home at West-Park; members travel to attend.
- The roots of this church are in Ghana. It would be sad to lose this church home.

Carmen Carceres - Dancer originally from South America:

- Relationship with Center began during pandemic when space needs were hard to fill.
- Center played a vital role by providing essential space to immigrant artists.

Mim Warden – Chair of the Board at The Center:

- Grew the vision to use the space to benefit the Upper West Side.
- Started in collaboration with the Church, and later as an independent NFP.

- Space is special and unlikely to be replicated in the present day.
- Home to underserved and immigrant artists, e.g. Noche Flamenca, Russian Arts.
- The Vision Lives.

Mark Greenberg - Interfaith Assembly on Homelessness and Housing:

- Committed to serving those living on the margins.
- Robert Davidson and Bob Brashear were founding members of the Interfaith Center.
- It is challenging to attract deep pockets while advocating for the marginalized.
- Church must follow its mission. The building will continue to deteriorate.
- Torn – much more than a physical building. But C-M Brewer's approach is compelling.

Cheryl Warfield – opera singer with no relationship with The Center:

- West End Presbyterian Church at West 105th is facing a similar plight. Must find a solution.
- The acoustics in the Church Building are unparalleled and would be a huge thing to lose.

Nina Musinsky – member of the Friends of West Park involved in designation:

- Demolition shows a lack of appreciation of history – church is very important to NY's history.
- CB7 should please listen to C-M Brewer, who made the most important point. If the building were sold to an NFP, the money could be raised. Unable to raise funds for a religious institution.

Dana Ivey – Upper West Side actress:

- Q: Can the hardship application stand alone?
- A: (Valerie Campbell) – the application is predicated on the contract with Alchemy.
- Not in favor.

Rosaline Petchesky – Distinguished Professor of Government Studies, and neighbor:

- Has lived nearby for almost 80 years – but will have to leave if the Building is demolished.
- Will contribute to a NFP.

Eli Lazar:

- The proposed replacement building should be irrelevant.
- This beautiful landmark building should stay that way.

Beryl Abrams – Center Board member:

- Once building is demolished – can't be replaced. Not just a legal landmark – iconic building.
- Europe knows how to protect its heritage – our country doesn't know how. Shameful to lose.
- Center's work is lively and essential. They use the building 7 days a week.

Lynn Callan – 60 year resident:

- C-M Brewer's outline will save the structure. Robert Espier spoke beautifully about Europe's success in saving historic churches.
- Preserve character of original while using modern materials/designs.
- Trust K Karpen – a man of integrity – eager to hear his comments.

Adam Brodheim:

- Balancing priorities requires taking into account externalities as well as the structures.
- Church is a fantastic building, but after a decade we haven't found an alternative.
- New housing needed – we have lost 500 units of housing in a decade.
- Learned in school that sandstone is not a sustainable material.
- Rather save the congregation and new neighbors.

Robert Foltz-Morrison – Executive Presbyter of the NYC Presbytery:

- Most are small congregations with the same issues of scarce funds and deferred maintenance.
- Church asked the Presbytery to help – this application ensued.

- Congregants, not a building, are the Church. They opened their doors to serve those in need,

Natasha Katerinopolous - Officer at The Center:

- Center hosts other NFP arts organizations. Spent \$400K to maintain and repair a building it doesn't own. The Center could not obtain insurance otherwise.
- Paid for entire sidewalk shed and façade repairs even though not responsible.
- None of the money generated by the sale will go to the community and artists.

Dane Jerabek - Works at the Center:

- Never felt unsafe. A great loss.
- Member LGBTQ+ community – knows what it feels like to be an oppressed community.

Committee and CB7 Member Discussion

Committee Members:

Klari Neuwelt:

- Difficult decision and vote.
- Love the church's architecture and history – would be a loss of neighborhood history.
- Needed funds were not available at time of designation in 2010.
- Does not share sense of blame against LPC re-enforcement.
- Hate to see luxury housing on this site.
- The Center is fabulous – 10K SF is not enough to replace what is there now.
- Can drive a truck through cost and ROI estimates, but money is not likely to materialize.
- On balance in favor of application. New York is never static.
- The sidewalk bridge will not be going anywhere.
- Reluctantly inclined to approve.

Jay Adolf:

- Agrees there is a lot of flexibility about costs, but confident that a huge gap remains.
- Convinced that building will need more than can be raised.
- Not fair to disparage the applicant's work. Don't fault the church – intentions good.
- Preservation Committee appropriately starts from a bias for preserving structures.
- Burden of proof on the applicant. Needed to be convinced that there are no viable options.
- Might be other options, such as taking building off the books and allowing them to raise enough to forestall the demise.
- Statute – standards for demolition in the statute don't fit this situation. In 1989 Sts Paul and Andrew – similar application – was denied.

Susan Schwartz:

- Keeping an open mind, and against application.
- Improper to profit from the demolition; favors C-M Brewer's proposal.
- Agree with colleagues re financials information.
- Can't vote for this.

Page Cowley:

- Many landmarks are falling into disrepair (e.g. Ellis Island, Fort Totten).
- It takes significant time to find and implement adaptive reuses of landmarks.
- The money can be raised, and the restoration need not be done all at once.
- Does not support de-designation.

K Karpen:

- Landmark law relationship as pastor of a landmark-designated church.
- The Church is a good, faithful group of people who tried to keep this place going.
- Presbytery will put the profits to good use.

- All could have done more.
- Center proved building is usable.
- It is a stunning building, but it is undeniable that the sandstone is crumbling.
- City needs to find a way to repair landmark structures.
- Not quite sure how to vote.

Michele Parker:

- Not sure how will vote.
- Numbers are impressive – even if they are overstated, there is not enough room to think the funds can be raised.
- Scared that other houses of worship will be in the same boat.
- Proud of CMOM reuse.
- Can't see NFP ownership as a viable alternative.

Peter Samton:

- We are talking as if there are only 2 alternatives – tear it all down or preserve the whole.
- There is a third alternative – use the community house on West 86th Street – about 30' wide – as base for a new structure with a cantilever to generate funds.
- Middle road. Build something and use funds to rescue the rest.

Madge Rosenberg:

- Air rights – hardship should affect ability to transfer of TDRs.

Mark Diller:

- Need not demonize anyone to conclude that demolition is not warranted on the facts presented.
- The proceedings and discussion at this hearing demonstrate that there are unexplored options, uncertainties regarding the factual information presented, and untested opportunities for alternative approaches to fundraising.
- Balancing those uncertainties against the finality of demolition leads to a conclusion that the incredibly high burden of proof on the applicant has not been met.
- While issues such as TDRs may be a worthy area of inquiry going forward, need not introduce in this discussion.

Non-Committee Board Members:

Barbara Adler

- Came to meeting conflicted. Listened to community, and agrees with C-M Brewer that money can be raised if the Building were owned by a NFP.
- The community spoke eloquently – CB7 should listen.

Rich Robbins:

- Real Q is if owner of a landmark can defer upkeep and then cash out.
- If the Church can't afford to maintain the Building it should sell as is.
- Congregation is its people, but that shouldn't deprive the larger community of the value of the historic fabric. No one should profit from this state of affairs.

Louisa Craddock:

- Impressed by those who spoke lovingly about the current uses of this Building.
- Deferred maintenance became a self-fulfilling prophesy. The Presbytery would want to preserve but decided to let this one go.
- Impressed by what C-M Brewer said – reasonable to fund NFP but not church – worth trying.

Ken Coughlin:

- The Red Fort in India is made of red sandstone and has lasted for 5 centuries.
- Trading existing community space for uncertain affordability into the future is not viable.

Doug Kleiman:

- We need a truly independent cost study.

Richard Asche:

- Resolution should deny the application without prejudice and with conditions, including:
 - The Building should be offered to a NFP.
 - The Church should explore government funding.
 - Independent repair cost estimates should be prepared by LPC.
 - Excess proceeds from the sale go to a preservation fund for other landmarks.
 - Explore TDRs transfer without contiguity

Robert Espier:

- Not convinced that sandstone is impossible as a material.
- No residual benefits to Presbytery because they took themselves out the equation.

Ira Mitchneck:

- Numbers don't work because of the low value given to the property.
- PS 186 in Harlem had trees growing out of it – but it was rescued.

Steven Brown:

- Burden is extremely high.
- Takes everyone at face value.
- Important to make sure every single option has been explored before allowing to this building to be demolished – does not feel that this has been done.

Natasha Kazmi:

- Agree with Klari and Michele – doesn't think \$25MM could be raised in the future since nothing close to that has been raised to date.
- Surprised about discussion of air rights – usually a dirty word in CB based on prior supertall concerns.

Shelly Fine:

- This presents a question of the separation of church and state.
- Opposed designation in 2010 because the advocates weren't really "Friends of" but partisans.
- No one came through with the money after designation. Ill-advised designation.
- Center should find space elsewhere or in the new facility.
- Community doesn't care enough to preserve this with real money.

Resolution:

The resolution advanced and seconded is to disapprove the application as presented as not having met the appropriately extremely heavy burden required to remove the designation of an individual landmark and permit its demolition.

The facts recited in support of the resolution will address unexplored options and alternatives to demolition including the possibility of transfer of ownership to and fundraising on behalf of a not-for-profit entity rather than a religious institution; the concerns over uncertainties in the estimates of costs to repair and renovate, the value of the Building, and the potential revenues and other aspects of the computation of a rate of return; and alternative architectural approaches such as a new building in place of the parish house building.

After deliberation, the resolution to disapprove was adopted.

VOTE: Preservation Committee: 8-1-1-0; Non-Committee Board Members: 8-2-2-0.

The application has not yet been calendared for a public hearing at LPC.

Minutes respectfully submitted by Mark Diller.

HOUSING COMMITTEE MEETING MINUTES

Louisa Craddock, Chair

May 9, 2022 at 6:30pm via ZOOM

Present: Louisa Craddock, Chair; Kristen Berger, Robert Espier Ayala, Madelyn Innocent, Ira Mitchneck, Rich Robbins, Melissa Rosenberg, Susan Schwartz, Ethel Sheffer, Polly Spain and Kristina Villarni. **Absent:** Miranda Goodwin-Raab.

Non-Committee Board Members: Mark Diller, Sheldon Fine and Roberta Semer. **CB7/M Staff:** Max Vandervliet, District Manager.

The zoom meeting was called to order at 6:30pm.

Presentation by Ted Houghton, president of Gateway Housing, a non-profit that aims to improve a broken shelter system by, among other programs, offering technical assistance to entities trying to develop affordable housing. He wants creative solutions to the issue of unhoused persons.

He stated that NYC had built approx. 300,000 units of supportive housing over 30 years but lost over 100,000 units to gentrification issues, loss of SROs, etc. Pandemic is an opportunity to catch up. It is an opportunity to purchase distressed hotels, help non-profits own them (not pay rent) and create affordable housing. Gateway has developed a long-term contract for non-profits. Instead of paying rent to a landlord, a non-profit developer would get a 30-year mortgage guaranteed by NYC, create permanent housing and pay off the mortgage instead of paying rent.

He talked about the benefits of Housing Our Neighbors with Dignity Act (HONDA) which provides \$200,000,000 (of which at least \$100,000,000 must be used in NYC) for the conversion of hotels to permanent affordable housing with supportive services but which hasn't been used due to concerns about restrictive building and zoning codes. The Kavanagh bill would retain the hotel CO but permit use as residential housing. He discussed the proposed Kavanagh bill that would amend the Multiple Dwelling Law (MDL) to ease those restrictions and permit fast conversions to supportive housing rather than permit such hotels be converted to shelters for lack of such action - which is the easier route. Cited the proposed construction of the Royal Park Hotel on West 97th Street, which was assisted by Gateway, as an example of what can be done. Needed only moderate rehab and, due to existing tenants, could be classified as a residential building, speeding the change in the certificate of occupancy (CO).

Talked about the California Homekey program that has provided for 6,000 units of permanent supportive housing, allocating a much greater amount of pandemic CARES money - \$800 million. NYS used CARES money for shelters.

Committee Comments:

- Robert E.: Asked why California's Homekey program has been so successful.
- Ted H.: California has a very visible homeless population living in tent cities. There was pressure to find a solution and long-time pushback against zoning restrictions. There was political will in the form of the governor willing to override local zoning rules.
- Louisa C.: Concerned about converting hotels in M1 Districts where there is a problem with isolating residents from shops and services. We do not want to recreate SROs; we want studios and apartments for permanent living. Worried that Kavenagh bill would override regulations that ensure good living conditions.
- Ted H.: There are about 200 hotels built in M1 – light manufacturing – districts and about 160 of them are within 400 feet of residence districts and therefore near to all the conveniences of a residence district. We want to be careful in how Kavenagh amends the MDL. Conversions would need approval from HPD which maintains local control, the building must be owned by a non-profit, and units must be rent-stabilized and deeply affordable.
- Ethel S.: Asked about mini dwellings versus SROs. How can we use micro-units?
- Ted H.: There are approximately 600 hotels in residential and commercial districts – would need waivers to move from the Hotel Building Code to the Housing Maintenance Code which takes a very long time. A gut rehab to meet the Housing Maintenance Code means a loss of units, would take more time and cost much more. Focus on micro-units with 140-150 s.f. - half the price and half the construction time in providing supportive housing. The standard now is private baths. Hotels and shelters have the same code requirements so it is easy to convert hotels into shelters, but hotels can only be turned into housing by using the Housing Maintenance Code. Need to be able to extend hotel COs to cover residential housing. DOB now requires converted units to meet housing codes and have a new CO. In the 90s, DOB permitted a building with a CO for hotel use to be used for residential use.
- Ira M.: Are there any other code changes anticipated? Is there sufficient money? Is there any expectation of going back to Albany for more? Can the City Council do anything?

- Ted H.: The important thing is enabling the hotel CO for residential use, the size of the room – the bathroom and the kitchen. Private bathrooms are now standard. We want to maintain the flexibility in moderate rehab. The Council has let Albany know that they are in favor of these changes as is the mayor and are asking Albany to intervene. The Kavanagh bill is a much broader bill than the Council could enact - the Council cannot modify the MDL. The recent money is seed money to buy distressed hotels. The remainder of the necessary money would come from “contract financing” where the risk is the strength of the contract (with NYC) rather than construction costs and/or whether the property will perform. And any more money would be in next year’s budget which is expected to be tight. We do expect that contract financing will attract other financing.
- Roberta S.: Asked for information that would be helpful for District Needs Statement. Asked if a property owner could be given a tax write-off to sell to a non-profit rather than a for-profit developer.
- Ted H.: There are several tax advantages. A 471 exchange (not sure if that is correct name) that basically allows donation of lower price to the non-profit and a 1031 exchange where no taxes are paid if one sells/donates within a year. There is a 420C exemption for nonprofits that provide supportive housing, which helps us in arranging 30-year underwriting. One issue that could be cited in the DNS is that HPD is short-staffed and there is a high vacancy rate in supportive housing units because of the delay in approvals.
- Louisa C.: Are you looking at conversions that would accommodate families?
- Ted H.: It’s possible but not as obvious. We are looking at quick conversions to provide more housing. Family housing usually requires a gut conversion which takes longer and costs more. We want to create rules and parameters but leave room for creativity.
- Rich R.: What are the best methods to learn about the underlying causes of homelessness and the need for supportive housing.
- Ted H.: Basically, deinstitutionalization of mental health facilities and the loss of SROs through conversion and lack of maintenance. Also, more people coming out of prison with nowhere to go. Family homelessness is mainly due to economics. There are many reports on this.
- Peter Arndtsen, Columbus/Amsterdam BID, pointed out that the Community Service Society is a great source of research information. Also, the West Side Campaign Against Hunger is a good source for information about homelessness.
- Ted H.: Yes. Sam Stein at CSS is a great resource for homelessness issues.
- Roberta S.: Pointed out that the problem is not just housing. 25% of UWS residents are food insecure and can’t always pay medicines or rent. They do have housing but just don’t make enough money.
- Ted H.: Agreed. Government must make housing part of the entitlement basket. Would like Medicaid to pay for housing. Supportive housing saves money. A switch to NYC/NYS-funded housing vouchers rather than federal government-funded vouchers would improve the housing stock; most landlords would upgrade buildings with secure source of income.
- Sheldon F.: Sees problems with people with mental health issues and ex-offenders in permanent supportive housing. Need to develop more transitional housing to ensure that more people are ready for permanent housing.
- Ted H.: The street population needs more intensive services. Agree that there is a great need for more transitional housing. But answer is still to create more housing. Everyone is housing-ready provided there are enough services.
- Community Comments:
- Peter Arndtsen, Columbus/Amsterdam BID: Asked about hostels and illegal conversions. Commended Ted Houghton for working closely with non-profits. Stated that he had a positive perspective on SROs, especially in past years.
- Ted. H.: Talked about attempt to acquire the Broadway Hotel. Agreed that SROs are an essential part of housing stock. He envisions an SRO for the 21st century
- Louisa thanked Ted for sharing his deep knowledge of affordable housing and innovative ideas for supportive housing with the committee.
- Ted H.: Thanks. CB7 has always been one of the very best community boards.

The meeting ended at 8:00pm.

TRANSPORTATION COMMITTEE MEETING MINUTES

Andrew Albert and Howard Yaruss, Co-Chairpersons

May 10, 2022 at 6:30 PM via ZOOM

The meeting can be viewed in its entirety at: <https://www.youtube.com/watch?v=Z-8s0gryDxl>

Present: Barbara Adler, Jay Adolf, Andrew Albert, Elizabeth Caputo, Ken Coughlin, Doug Kleiman, Roberta Semer, Erana Stennett and Howard Yaruss. **Chair:** Steven Brown. **Non-committee board members:** Mark Diller, Sheldon Fine, Richard Robbins, Susan Schwartz and Polly Spain.

Committee co-chair Andrew Albert called the meeting to order at 6:31 pm

1. Re: DOT Roadway Division and Sidewalks Division notification to remove red bricks in crosswalks and mid-block crossings on West 94th between Amsterdam Avenue and Central Park West.

Background: On April 14, 2022, Colleen Chattergoon, Senior Borough Planner at the New York City Department of Transportation (DOT), sent Community Board 7 a letter announcing that the DOT's Roadway Division, in conjunction with its Sidewalks Division, planned to remove the red bricks near the crosswalks and mid-block on West 94th Street between Amsterdam Avenue and Central Park West as part of the resurfacing of W. 94th planned for early May. She said that the bricked surface would be replaced with new asphalt.

The board requested that any decision on removing the bricks be delayed until the Transportation Committee could meet and discuss it at its May meeting.

At the meeting, Colleen said that the bricking is in deteriorated condition, the bricks are tripping hazards, and that the agency has patched the worst few sections with asphalt.

Joining the meeting from her home in Houston, Texas, former CB7 member Gabriella (Gaby) Rowe explained how the bricks came to be installed on these two blocks of W. 94th St.

Gaby related that her family had lived on the Amsterdam-Columbus block of 94th since 1939, when her grandfather, Max Mandell, moved there and founded the Mandell Nursery School and Kindergarten on the same block. In the late 1960s block residents complained to the city about cars speeding on 94th from Riverside Drive to Central Park West, but had gotten no action. Then in either 1968 or 1969, a drunk driver purportedly driving with his feet mounted the sidewalk on the north side of the street close to Amsterdam and struck her older brother who was playing there (he was 7 or 8 at the time). He suffered broken bones and a concussion. The driver proceeded to speed to 95th Street, where he struck and killed a little girl.

This galvanized the 94th St. block, which had some very politically connected residents (including Gaby's grandfather), to agitate for narrowing the street to traffic-calm it, and the City this time agreed. The objective was to create speed mitigations such as neckdowns at the intersections and mid-block bulb-outs, and safe spaces for children to play, particularly in the widened sidewalks that the mid-block bulb-outs provided. Gaby said the brick work was initially controversial because it required some maintenance, but that it unquestionably slowed drivers and completely transformed those two blocks where the brick was used. She said the city made a commitment to maintain the bricking in-kind until that commitment started to fall away around 2009, when patching with asphalt started. There were several schools on the street and many children crossing it. The bricks were an important part of implementing speed restrictions, and better than a speed bump that would create noise issues, Gaby said.

Colleen said she was unaware of the history, and assured the committee that if the community objects to DOT removing the bricks, DOT would support that and see what can be done to restore the bricks, which may require a capital project that could be five to ten years off. In the meantime, she said areas of the bricks that could present a tripping hazard would be patched with asphalt. Colleen said that the bricks used on the street are distinctive ones and not in DOT's inventory.

She said that the milling and paving work is scheduled to start at the end of May and take about three weeks. If it is determined that the bricks should be preserved, DOT will pave around them, not over them. A number of committee and community members spoke in favor of saving the brick paving, primarily for safety reasons.

Non-committee board member Polly Spain, who lives on the Amsterdam-Columbus block of W. 94th, thanked Gaby and her father and grandfather for their efforts to make the street safer so many years ago. She urged the committee not to approve removing the brick. She crosses the street every day, and noted that when drivers reach the bricked surface, they slow down.

Non-committee board member Shelly Fine spoke in favor of retaining the bricks on behalf of Independence House, which is on the same block and has 120 residents, most of whom are seniors, many with mobility issues. Non-committee board member Rich Robbins said he would love to see similar intermittent brick paving on every street like W. 94th to calm traffic.

Several board members raised concerns that DOT intended to cover much of the existing brick with asphalt. Colleen assured them that DOT would patch only areas where bricks are loose.

Committee Member Ken Coughlin proposed two-part resolution. The first part would call on DOT to preserve the bricks, do as little interim asphalt patching as possible and repair the bricks in kind as quickly as possible. He accepted a friendly amendment to remove any reference to asphalt patching and simply ask that DOT repair the bricks in kind as quickly as possible.

The resolution's second part requested that DOT replicate the traffic calming features created on these two blocks more than 50 years ago to all similar cross-town blocks. It was determined that this part of the resolution had not been properly noticed and would be discussed at the committee's June meeting. In the meantime, board chair Steven Brown said he would lead an effort to put up flyers on the two blocks alerting residents to the June full board vote on the brick paving, and he pledged to provide coffee for all who participated in this effort.

The amended resolution passed unanimously:
Committee: 7-0-0-0. Non-committee board members: 7-0-0-0.

2. Re: NYPD Transit Police Chief Jason Wilcox regarding mass transit safety.

Wilcox, who is the NYPD's Chief of Transit, said he grew up and went to school in the district, so he knows the neighborhood well. He said that the horrifying death of Michelle Go and the terrorist attack in the Brooklyn subway station have generated a lot of fear and anxiety about riding transit. He said that his unit's efforts, which are restricted to the subway, are aimed at restoring a sense of order and calm. This involves dramatically increasing train patrols with a greater attention to quality-of-life infractions and crimes. Chief Wilcox said this doesn't just mean a crackdown on fare evasion, although this is a major focus, but also attention to negative indicators like smoking, drinking, and urinating. He said arrests in the system are up by 1,000 this year. Theft of service is a major problem, he said, and the NYPD had issued more than 27,000 summonses in 2022.

The NYPD is also working to relocate the homeless from the system in collaboration with the Department of Homeless Services and the Department of Mental Hygiene. Homeless services teams provide services and shelter. Chief Wilcox said that nearly 2,400 individuals had been referred to shelter.

He said he was interested in learning what meeting attendees had been hearing and are needing.

Committee and board members thanked Chief Wilcox for his efforts to make the subway system a safer place. Many members viewed the fare evasion crackdown as critical to the perception of order on the subways, while one member said that farebeating was a crime of poverty and the NYPD's efforts would be better directed at more disruptive violations.

Shelly Fine asked how riders should report something that is disturbing but not dangerous. Chief Wilcox recommended either contacting 311 or informing someone in the MTA system, such as a conductor, motorman, or booth clerk. The latter transmits the information over a communications network informally known as the "six wire," and the NYPD will get the news quickly and can respond. Chief Wilcox said he personally checks 311 reports as well. He said 911 should be used for emergencies. Committee co-chair Andrew Albert asked whether the message to call 311 or 911 is being conveyed to system users, and Chief Wilcox said he'd check.

Committee Member Erana Stennett said that the 96th Street IRT line is the district's most problematic station in terms of crime, in part because it extends to 93rd Street while police attention is focused at the 96th Street end. She said that not only is farebeating rampant but riders are frequently harassed. Chief Wilcox said he will bring this to the attention of the Transit District 3 commander.

New Business:

Erana complained about loose metal construction plates on 92nd St. close to Columbus Avenue, which are creating a racket each time a vehicle passes. Colleen said she would notify the appropriate agency to fix the plates.

There was a brief discussion of the request of former board member Dan Zweig (who was not present) that the committee ask the Department of Sanitation to have street sweepers come on the advertised days so that drivers are not moving their cars for no reason. It was suggested that the resumption of regular alternate side parking and the arrival of a new sanitation commissioner argued for giving the benefit of the doubt and waiting a couple of months to see if things improve. The co-chairs said they would discuss this outside of the meeting.

Community member David Zelman complained that the Manhattan Day School on 75th Street appropriates parking spaces on the block for an unnecessarily long portion of the day, and that the "no-parking/school in session" signs are in effect even after school lets out. He argued that a private enterprise should not be able to have on-street parking for its staff. Colleen said that there could be after-school programs, but that reserved parking for people visiting school is not allowed. She said she'd reach out to the school.

Committee Member Elizabeth Caputo said that residents of her block of West 69th Street just received word that the block would be closed to traffic during the upcoming weekend. She said her concern was less for her block than that it suggests other blocks are similarly not being given adequate advanced notice of closings. Kara Kelly of the 69th Street block association said there needs to be better outreach to block associations. She noted that the closing was for the Japan Day parade and street fair. Non-committee board member Mark Diller said that because the event was a parade, it went through the Mayor's Street Activity Permit Office (SAPO), which simply selected a block for the fair and bypassed the usual street-closing process, which goes through CB7's office and residents are notified. District Manager Max Vandervliet said he would raise the issue at the next District Services Cabinet meeting and ask that SAPO make such requests to CB7 prior to approval.

Meeting adjourned at 8:52 pm.

BUDGET & STRATEGY COMMITTEE MEETING MINUTES

May 11, 2022 at 10:00 am via ZOOM

Roberta Semer, Chair

Present: Roberta Semer, chair; Mark Diller, Beverly Donahue, Max Vandervliet and Leo Bullaro (Council Member Brewer).

1. The City Council Budget Process presented by Leo Bullaro. They met with over 120 community-based organizations and groups. The office also met with other elected officials. Members' discretionary funds are for youth, seniors, and local poverty-based initiatives. The office allocated 1million dollars to the participatory budget. This year winning funds are allowed to schools, cameras for street safety, and planting and repairing trees. The Mayor's final budget has presented at the end of April. The City Council is holding hearings with agencies in May. Leo advised us to look at the City Council website. Some priorities are sanitation, affordable housing and homelessness, mental health, senior centers, playgrounds and schools, keeping libraries open 7 days each week, and literacy.
2. Discussion of District Needs and each committee. Roberta will send updates to the committee chairs for their June meetings. If committees don't meet in July, they can use that time to finalize their district needs.

BUSINESS & CONSUMER ISSUES COMMITTEE MEETING MINUTES

Linda Alexander and Christian Cordova, Co-Chairpersons

May 11, 2022 6:30 p.m. via ZOOM

Business & Consumer Issues Committee of Community Board 7/Manhattan met via the Videoconferencing application Zoom. The meeting was called to order at 6:30 pm by Co-Chairperson Christian Cordova.

Present: Linda Alexander, Christian Cordova, Madelyn Innocent, Doug Kleiman, Andrew Rigie and Erana Stennett.

Absent: Joshua Cohen, Paul Fischer and Anthony Thomas.

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

1. 105 West 72nd Street (Columbus Avenue). New application to the SLA for a two-year liquor license by Jazz Genius Corporation d/b/a To Be Determined.

Presenting for the Applicant: Owner Marc Rabinowitz, Marc@Watches-Swiss.com; Michael Kelly, Kellymlk136@gmail.com;

Marc Rabinowitz - New liquor license application – proposed basement jazz club/restaurant at 105 West 72nd Street with live music from 8 pm – 11 pm. Situated above the proposed jazz club are an unoccupied commercial space and the residential building lobby. Proposed 9 tables, 59 seats, and 7 bar seats. The hours of operation are 11 a.m. to 12 a.m., seven days a week. The entertainment programming includes two jazz sets each night from 8- to 9 pm and 10 pm- to 11 pm, with light recorded jazz between sets. The menu will consist of “good food at a reasonable price, consisting of basic American fare, e.g., hamburgers, and a jazz brunch will be offered Saturday and Sunday. Free jazz education classes will also be offered to increase awareness of the genre.

Ventilation is not settled. The applicant originally planned a kitchen without ventilation to the outside. A precipitator ventilation system may be used to ventilate the kitchen. Smoke points and volume will determine the type of precipitator ventilation system that will be needed. The applicant will try to avoid venting to the outside to avoid installing external vents in the landmark district. Jazz club access will be from the street, separate from the residential entrance. However, an emergency egress will be through the residential lobby, per code. The applicant will not be using the outdoor space.

Comments from local residents – 105 West 72nd Street

Maya Menendez – contrary to the applicant’s comments that the apartment above the jazz club is vacant, the superintendent occupies the apartment above the proposed jazz club. The current tenant on the unoccupied ground floor is questionable. Concern expressed that loud music would be terribly disturbing. Soundproofing will be required.

The applicant is prepared to explore soundproofing.

Shelley Mazor – Believes the Certificate of Occupancy (COO) is for storage, not an entertainment venue. Questions were raised about access to the jazz club.

The applicant applied for a new COO. One entrance and exit to the club are planned from the street. There is an emergency fire exit in the basement that leads to a staircase and elevator to the residential building lobby. According to the residence of the building, that exit belongs to the residential building, not the basement tenant.

Gergana Zlateva- expressed concern about live and recorded music traveling up the old dumb well throughout the building. Super lives above the proposed club, so noise is an issue. The venue may not be able to contain the noise. Question was also raised about the volume of the background music.

According to the applicant, the background music will be soft.

Doug Kleiman asked what type of noise containment the applicant is planning.

The applicant confirmed he is planning to meet with sound containment experts.

Jim Jambunathan- Primary concern is the current street-level presence, noisy loiterers hanging out very late. Mr. Jambunathan is strongly in favor of anyone taking over the space to displace loiterers.

Jeff Huynh- will the jazz club share the lobby?

Mrs. Huynh spoke on behalf of the family that lives at 135 West 72nd Street: According to the applicant, the entrance to the jazz club at 105 West 72nd Street is four doors away from the residential building entrance, it is on the other side of the residential building. She corrected herself and meant to say 105 West 72nd Street.

Amy Lang – stated the ventilation systems at nearby Malachy’s Bar are noisy at all hours.

The applicant is researching ventilation systems to remove smoke from the air. The system will be in the kitchen with a filtration system to remove the smoke. Noise will be minimal.

Greg Williams – repeated concerns about noise both from the club and the ventilation system.

Wheelchair access will be provided

Approval is contingent on the applicant presenting the COO, ventilation plans, and noise control plan to Full Board.

*After due deliberation, the resolution to **approve** was adopted
Committee VOTE: 6-0-0-0*

New and Temporary Retail Permit Application:

2. **476 Amsterdam Avenue a/k/a 200 West 83rd Street. New and Temporary Retail Permit application to the SLA for a two-year liquor license by 476 Amsterdam, LLC d/b/a Fred’s.**

Presenting for the Applicant: Jeremy Wadis, LLC Member, Jeremy@TheRestaurantGroup.com;

Jeremy Wadis - Fred’s changing ownership to Jeremy Wadis while David recovers from medical issues. Operation will not change.

*After due deliberation, the resolution to **approve** was adopted
Committee VOTE: 6-0-0-0*

3. **2799 Broadway (West 108th Street.) New and Temporary Retail Permit application to the SLA for a two-year liquor license by Leticia Young or Entity to be formed d/b/a Lolo’s on Broadway.**

Presenting for the Applicant: Leticia Young, Owner, LolosSeafoodShack@gmail.com;

Leticia Young – long-term restaurant operator, with a current establishment, Lolo’s Chicken Schack on West 116th Street. Formal hours of operation are 10 am to Midnight, Sunday through Thursday; and 10 am to 2 am, Friday and Saturday. They expect to be operating from 11 am to 11 pm and are requesting 40 seats outside. The inside space accommodates occupancy of 192 guests, but the applicant’s indoor floor plan indicates 18 tables with seating for 58 guests. However, Ms. Young said the indoor seating will be more like 40 to 50 seats. In addition, there is an indoor bar with seven seats There is planning for live acoustic jazz during the weekend brunch service but does not expect to be every week, in addition, there will be recorded music with a playlist during the week indoors.

*After due deliberation, the resolution to **approve** was adopted
Committee VOTE: 6-0-0-0*

Class Change:

4. **489 Columbus Avenue** (West 83rd – 84th Streets.) **Class Change application to the SLA for two-year liquor licenses by Shivhari, Inc. d/b/a Ashoka.**

Presenting for the Applicant: Henry Warokomski, Attorney at Law, LILaw492@aol.com;

Henry Warokomski - presented on behalf of the applicant. Requesting class change from beer and wine license to full liquor license. There are 20 tables and a small bar. There will be live acoustic “dinner style” music and karaoke and there is already soundproofing.

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

Committee VOTE: 6-0-0-0

Expansion onto Municipal Property:

5. **665 Amsterdam Avenue** (West 92nd – 93rd Streets.) **Expansion onto Municipal Property application to the SLA for two-year liquor licenses by Gennaro, Inc. d/b/a Gennaro Restaurant.**

Presenting for the Applicant: Gennaro Piccone, President, GennaroRestaurant@nyc.rr.com; Stephen H. Finkelstein, Esq., Stephen.Finkelstein@verizon.net;

The applicant is requesting an extension of their existing liquor license (currently only for indoor service) to an unenclosed sidewalk café with three tables and 12 seats. In addition, the applicant is requesting an extension of their liquor license to their curbside seating with six tables and 24 seats. The hours of operation outdoors for both areas will reflect the operating hours indoors, comprising 4:45 pm to 9 pm.

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

Committee VOTE: 6-0-0-0

6. New Business.

- Unlicensed Cannabis Establishments
- Doug Kleiman:
 - Unlicensed establishments selling marijuana are flourishing in the neighborhood, with virtually no police enforcement. The illegal establishments will have an impact on bona fide establishments. He added it is upsetting to see so many people trying to get the protocols right, while others continue to openly sell illegal cannabis.
 - Committee agreed that with regards to the Office of Cannabis Management, there is ambiguity with respect to enforcement of unauthorized segments of cannabis sales. It also added Community Boards should be able to deny licenses to those applicants who operate illegally, and landlords should be penalized.
- **Dive Bar 106**
 - Linda Alexander reported the board office has received another complaint for a community resident who is upset with what he perceives to be loud outdoor music. A video revealed an acoustic trio with a drum. Andrew Rigie agreed to call the operator of Dive Bar.

The meeting ended at 7:44 p.m.

PRESERVATION COMMITTEE MEETING MINUTES

K Karpen and Michele Parker, Co-Chairpersons

May 12, 2022 at 6:30pm via ZOOM

Present: K Karpen, Michele Parker, Co-chairs; Jay Adolph, Josh Cohen, Page Cowley, Mark Diller, Klari Kneuwelt, Madge Rosenberg, Peter Samton and Susan Schwartz. Non_Committee Board Member: Madelyn Innocent.

1. **Re: 257 Central Park West (West 85th -86th Streets). Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for the installation of a roof deck and greenhouse structure and an increase in the height of an existing elevator overrun.**

Presenters: Anupam Labha, President of the Board; Toskum Lim, Building Board Member and Garo Ganusyam - AIA

The building wishes to heighten one rooftop elevator shaft, add a greenhouse, and trellises as amenities for passive enjoyment of the building that will not involve excessive noise and other nuisance in compliance with NYC DOB issued Building Bulletin 2018-002. Comments require proceeding with LPC Public hearing to discuss the visibility of elevator bulkhead extension and pergolas. The Beaux-Arts building was designed and built by Gotham Construction in 1906 and is in a landmark district.

Mr. Labha:

- In 2020 and 2021 it became clear how much outdoor space would be beneficial to
- residents. It needs to be accessible and keep the look and historic style of the
- building.

Mr. Gumusyan

- It is possible to comply with the new DOB directive without changing the C of O. The DOB is waiting for LPC approval
- No more than 30 people will be allowed on the roof at one time.
- The elevator bulkhead must be extended to permit access to the roof for all. It will increase from 13' to 20' high.
- A greenhouse of 74 sq ft. will provide sheltered access to the elevator. It is also referred to as "the vestibule." Neither this nor two trellises will add to the building FAR. Only the trellises will be visible from inside Central Park. None of the additions are visible from Central Park West or 85th Street.
- LPC has already approved the greenhouse.

Mr. Lim

- Only one elevator shaft will be brought to the roof. The building has two shafts. The existing water tower is taller than the shaft.
- There will be seats and planters from 4 - 8 feet tall.
- A small fenced-in area will be back from the parapet and made of oak as are the trellises.
- There will be low-level lighting and bollards with downlight lights and up lights in trees.
- The Board will enforce numbers on the roof. No parties will be allowed.

Resolution:

Increased bulkhead - elevator overrun -is only issue for vote. Lighting should be only for access - safely lights. Resolution: Increase of ht. and material for elevator overrun. Approve as presented:

Committee: 7-0-3-0. Non-Committee Board Member: 1-0-0-0. → LPC hearing date: June 7th.

2. **6 West 95th Street (Central Park West - Columbus Avenue). Application to the Landmarks Preservation Commission for a Certificate of Appropriateness to (a) build a one-story rooftop addition, (b) expand the basement and first floor rear addition and add window openings to the west facade of the addition, and (c) to convert a top floor rear facade window to into a door.**

Presenters: Mary Dierckx, Preservationist; and SPAN: Architects Andrew Percival, Peter Pelsinski, Andrea Knox.

This 1893 limestone-front row house is one of the two remaining from a group of three designed by Thomas Edgar Hartwell. They are in a landmark district.

Owners propose to raise the already built one-story roof top addition, to expand the basement and first floor rear addition. and to lower the top floor window to create a door, and to add four window openings on the east facade (not on the west facade as indicated in the cover letter).

Mary Dierckx

- In 2017 the same owners received a permit for the rear yard addition.

- Other buildings on the block are taller. mostly four stories, and many have rear yards and roof top additions. There are rooftop additions on 94th Street too.
- The rooftop addition will be nine feet above the roof in front, 11 feet in back.
- The stair bulkhead additional is eight feet above rooftop addition.
- The ground floor rear addition will extend 3 ft into the basement.
- On the 3rd floor one window will become a door,
- Windows will be replaced in kind.
- One story will be added at basement.
- They will raise parapet for protection from 3'6" to 5'4" for safety
- Mechanicals in light gray are on the roof. Flues must be raised 3' above the adjacent structure. Owners' offices are in the new rooftop addition.
- A metal rain screen is the cladding to blend with surrounding roof structures.
- The Mansard roof on the 4th floor - transitions a 3-foot set back. Brick cornice and mansard roof deflects view of tall building next door.
- Basement level will have a 3' addition in rear, adding 50 sq. ft. Support goes down 5 feet.
- They are creating terrace at 10' with 10 feet of stairs to the second floor. They are switching windows and door on 2nd floor. Cannot be seen from 94th Street.
- The 6th floor addition is not visible from 94th and 95th Streets. Mechanicals are on the West to make them less visible from east alley way.
- There is 17-19 feet high addition to the roof including 8' bulkhead (guard rail) Flue extensions are 3 feet high and made of bare wood. There is no visibility from the street.
- Parapet on east wall will be the same painted brick material to match existing brick. Coping stone will be terracotta.

Public speakers:

- Richard Schoenfeldt West 94th Street Block Assoc:
Rear addition was approved in 2017 and finished in 2020. The addition was not a sensitive addition, not in keeping with size and mass of #6. It was visible from 94th Street.
- Ira & Carol Morrow 350 CPW:
An additional level has already been framed. (Not mock up) Stop work order posted. It blocks air and light. It is out of line with Landmark Preservation. Our building, 350 CPW will be doing major work until 2023. Think of safety on the street where there is a school. Can't this be delayed until scaffolding work is complete on 350?
- Architect Andrew Percival says it is mockup, not the beginning of construction, and the Stop Work Order is from the former architect.
- Peter Arndtsen - is there a solar panel down that this will be blocking? Architect says no and the tall building next door would be shading it.
- Spencer Maynes lives across the street and says WS needs more not bigger apartments.
- Page Cowley: There are stop work orders on the DOB website.
- Peter Samton: Why is penthouse so high? This affects brownstones to the south. Why gray and black? The 10' height of the addition plus stair bulkhead is too much, especially with the 8'6" top floor interior and 8-9 foot below. Why are there two materials in two stories and railing of another between the new and newer?
- The same owner did the recent renovation finished in 2020.
- Mark Diller: The ceiling height and overall heights are taller than floors beneath. Too high. Maybe they can be brought down. He is prepared to approve if ceiling heights come down, both to the height of 8'6".
- Jay Adolf: The design and materials are ok. It is not reasonable to delay work.

Application **approved** as presented: 7-1-2-0. *Non-Committee board members: 1-0-0-0.*

3. Re: 225 West 99th Street, St. Michael's Church (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for a Certificate of Appropriateness for barrier-free access.

Presenters: Richard McElhiney Architects, LLC and John Avery from the church Vestry.

The present limestone Romanesque building, the third on the site, was built in 1890-91, designed by Robert Gibson and added to the National Register of Historic Places in 1996 and was designated a New York City Landmark in 2016.

Romanesque Church and Parish House from the gardens. Work is scheduled to begin in 2022.

Community Board 7/ Manhattan

The primary impetus for the project is the provision for accessible routes to the Sanctuary and Parish House. All the ramps, the elevator, and the exterior door modifications are necessitated by that intention. The project also seeks to make critical deferred maintenance repairs, including restoration of some of the windows and replacement of leaking and deteriorated plumbing piping, all in an effort to preserve the buildings for the long term.

Sanctuary:

The work in this building includes:

- **Amsterdam Entrance:** Within an existing exterior loggia located along Amsterdam Avenue at the building's east side, the renovation includes a new ADA compliant ramp for access to the Sanctuary Building. The Sanctuary Building's floor level is about 2'-10" above sidewalk level. Changes to the Sanctuary's Amsterdam Street façade include: the adjustment in number of risers of a bluestone stair, and the lowering to sidewalk level the sill of an existing door opening. To lower the existing door sill, the wood door, its frame and hardware will be reused at the new elevation within the existing masonry opening. A new 11 1/2" high wood transom panel above the salvaged door will fill the opening between the top of the door frame and the underside of the existing limestone lintel.

Parish House:

The work in this building includes:

- **The 99th Street Garden:** Within the existing garden located along 99th Street on the Parish House's south side, this renovation replaces the existing eastern garden path and stairs with an ADA compliant ramp and walkway leading from 99th Street to the Parish House Building's basement level. The new accessible route will provide access to a new Parish House hydraulic passenger elevator connecting its basement, first, second and third floors. The new garden ramp's side walls will be constructed of granite cobblestones salvaged from the garden. The existing 99th Street property line fence is to be painted and will receive two new metal entry gates placed within the current gate openings. Their design matches the color and components of the existing fence.
- **Lower-Level Entrance:** Three existing Parish House basement entry doors will be made accessible by, within their existing masonry openings, lowering their door sills to the basement floor elevation. Doors to Parish House, not original to the building, will be replaced with new wood panel doors, one with glass lite and frames having color and profiles matching the original Parish House's main entry doors.
 - To shelter the entrances, the current non-original canvas canopy will be replaced with a new glass canopy. This is designed to be as light and unobtrusive as possible.
 - On the Sanctuary Building facade, to unify the materials of the entrance walls, proposed is new single-story brick cladding with cast stone top-cap matching the colors and profiles of those original to the Parrish House.
- **Atrium:** The renovation work includes the enclosure with a new skylight of a rear property line exterior light court. As an interior space, the Atrium will facilitate first and third-floor accessible circulation between the Parish House and the Sanctuary Buildings. This space is not visible from the public way.
- **3.0 Rectory:** There is no work proposed for this building.
- **The 99th Street Garden & pathways:** On the eastern part of the garden the stair and ramp will be covered by glass canopies. Steps will be modified from the sidewalk.

John Avery from St. Michael's

There is a health clinic in the Parish House, a theater, and other community resources. It has not changed since the horse-drawn age. People with mobility issues now struggle to enter. The second-floor theater is not accessible. We struggle to move supplies for the feeding program. The school is not ADA accessible. The Sanctuary is not accessible and is used for the community for performances.

Accessibility will help the church survive. The building must fundamentally update itself. Some churches don't want to become irrelevant picturesque museums. It is essential to staying relevant. We have limited opportunity to do this and can do it now.

Richard McElhiney, Architect

The path in the 99th Street Garden will change to get rid of steps. We must adjust our walk down to the Sanctuary. Work on the eastern portion will create a landing and ramp to the lower level to an elevator that will reach all 4 floors. Lowering NE corner of the garden will follow the ramp down. It will create new green space and step down the terrace levels. It will provide footings for existing cobblestones and stabilize walls. Coping will provide seating. Lowering the garden would

take away topsoil and get rid of some bedrock without harming the sanctuary. It would lower doors at secondary entrances and take away some steps.

This will make entrances inviting for people with strollers, disabilities, school children, and 12-step programs all of whom need safer, easier access. The Garden sidewalk will be ramp-like.

Community

- Peter Arndtsen: Take care to avoid rats and water wear on the bottom of doors. Watch out for drains.
- Richard McElhiney, now there are four drainage points and a storm line under the garden.
- The glass canopy and skylight between the sanctuary and parish house are not visible from the street. The school needs protection with a clear canopy.
- These entries will be equivalent to the main doors. Gutters on new canopy - can be hosed down for bird droppings.
- Madelyn Innocent – long-time parishioner and CB7 member, wants facilities to be more accessible to the community. How long will it take? She wants to see improvements before she dies.
- John Avery just learned a week ago about this hearing. Work like elevators needs to be done while school is out. They want to start very soon and predict 14-16 months for construction

The skylight between the parish house and sanctuary is connected by a Bridge of Sighs.

The skylight will create a new indoor, useful space linking the bridge from the choir room to the choir loft. The elevator will connect with second floor.

The arched gates in the 99th Street Garden will reflect the Romanesque arches of St. Michael's. Lowering the steps will make it more welcoming. Lights will brighten the entrance. It will better provide for many not-for-profit tenants.

- John Avery: Time is precious. We want to go to LPC on June 7th with our committee vote.

Approved as presented 10-0-0 Non committee board members. 1-0-0-0.

Committee will report our vote to LPC before June 7th.

PARKS & ENVIRONMENT COMMITTEE MEETING MINUTES

Barbara Adler and Natasha Kazmi, Co-Chairpersons

May 16, 2022 at 6:30 PM via ZOOM

The Meeting can be viewed in its entirety on YouTube: <https://www.youtube.com/watch?v=rtQGhIEaSgg>

Present: Barbara Adler and Natasha Kazmi, Co-Chairpersons; Daniela Alvarado, Ken Coughlin, Susan Schwartz and Polly Spain. **Non-Committee Board Members:** Mark Diller, Seema Reddy and Roberta Semer. **Absent:** Elizabeth Caputo and Will Ortiz. **CB7/M Staff:** Max Vandervliet, District Manager.

*****An announcement was made that the next P&E meeting will be held on Monday, June 27th*****

1. Proposed Design for the Reconstruction of the Drainage System in Riverside Park, from West 108th Street to West 116th Street: NYC Parks: Presentation by Parks consultant from Stantec, Nick Catalano. Parks staff present were Margaret Bracken, John Herrold, Heidi Maschino, Nick Catalano.

Margaret Bracken and Nick Catalano presented. While the scope of the project is only from 108th-116th street, RPC had enough funding to survey drainage issues comprehensively in the entire park. Several photos were shared, showing significant erosion and asphalt damage throughout, pipes and catch basins full of debris and earth, sinkholes between 108th and 116th streets, as well as clogged basins on the Henry Hudson Parkway. When pedestrian zones get flooded, water starts to pool in places, leading to the creation of "Riverside lakes" the day after heavy rain. Upland streets, like 114th and 116th, cause significant flooding. Permeability tests show that water is simply not infiltrating (draining), which is why there is often flooding a day or so after heavy rains. Permeability tests show that most sites are infiltrating at only 0.1"/hr, while DEP's standard is at least 0.5"/hr.

Nick Catalano presented comprehensively about the proposed remediation of the issues identified: swales, rain gardens, soil stabilization, pedestrian zone, wood fiber safety surface, and new piping, all of which would tie into the existing drainage system of the park, are being proposed for the project area.

Q&A: Board members were very supportive of this project and felt that it was timely and important. The design will be finalized by 12/2022, and the project will start construction a year after that (12/2023) and take about a year to finish. The funding is coming from the Mayor's office. The goal is not to remove any trees, but the Park's landscaping specialists will be consulted in this matter. Staging during construction will take place in a flat area by 107th street by the upper and lower park paths, plus perhaps a small piece of the pedestrian zone.

Re access of the park for users (pedestrians and cyclists): We will try to work out a phasing schedule with contractors. North-south access will try to be maintained at all times, including a 5-8' width path for pedestrians. There are many layers of paths in the project area, not all of which will be under construction at the same time. There is a possibility of a very brief overlap with the reconstruction of the Cherry Walk project.

While there was no resolution prepared at the time of the meeting (due to the late notice of this by the applicant), the co-chairs of P&E requested that the Board vote on the concept at this time, and a formal resolution would be circulated at a later time. Everyone agreed. The vote tally was:

Committee Members: 5-0-0-1. Non-Committee Members: 3-0-0-0.

2. Presentation by the Central Park Conservancy to Renovate the North Meadow Center in Central Park, which includes the park operations facility for the north end. CPC staff present were Lane Addonizio, Brad Rumsey, and Denise Keaveney.

Lane Addonizio and Brad Rumsey presented. The purpose of the proposed project is to renovate public facilities (recreation courts and restrooms), renovate park operations space, and perform site work to support park operations in the North Meadow Center of Central Park. The recreation facilities are comprised of three youth and one full-size basketball court, twelve handball courts, chess and checkers tables, and one undefined asphalt space. The building is comprised of a multipurpose room, a public programming room, and three park operations rooms. There are also two public restroom facilities in the distant corners of the building. The proposed improvements to the recreation facilities in the North Meadow Center include repairing all basketball courts, repainting the handball courts, and refurbishing the handball court walls. Two new pickleball courts will also be created in response to increased demand for the sport, and the chess and checkers tables will be moved perpendicular to where they are currently.

Proposed improvements to the maintenance facilities in the North Meadow Center are targeted toward better defining, containing, and screening park operations. This will include redistributing parking and charging of the electric vehicles and storage in the area, with extensive plantings to hide the utilitarian view.

Other major improvements will include moving the public programming room and the restrooms to the center breezeway of the building, for easier access to the public. The operations rooms will then be moved to the perimeter. There will also be a full restoration of the building, including several new doors, in-kind replacement of the windows, and repaired masonry and roof. New bike racks and three bottle fillers/water fountains will also be installed.

Q&A: Board members were strongly in favor of this project, believing that it will benefit a large cross-section of the public. The project will cost \$20MM and the funding will be a combination of public and private philanthropic monies. Questions were asked re the quantity/ type of bike racks, and the phasing of the work so as not to restrict access to this area for park users, especially birders. The size of the new restrooms was inquired about, especially since they get very busy during marathon weekends. The possibility of at least a small area for lawn bowling, in place of one of the two proposed pickleball courts, was also proposed. However, Lane did not think this would be possible given the high demand for pickleball, and the existence of the dedicated lawn bowling space further down in the park. Finally, a concern was raised (and echoed by Peter Arnsteden, Columbus-Amsterdam BID) about the expected increase in the garbage at the site once the project is completed and most likely attracting more crowds than before. Lane did not believe there was any room in the budget for Big Belly solar compacting trash cans but would make sure that there are enough trash receptacles. Peter Arnsteden strongly recommended bear-proof trash cans, which are not as technologically intense or expensive as Big Bellies but still very effective against park wildlife like raccoons and rats.

While there was no resolution prepared at the time of the meeting (due to the late notice of this by the applicant), the co-chairs of P&E requested that the Board vote on the concept at this time, and a formal resolution would be circulated at a later time. Everyone agreed. The vote tally was:

Committee Members: 5-0-0-1. Non-Committee Members: 2-0-0-0.

3. Leo Bullaro, Budget Director for Council Member Gale Brewer discusses budget priorities for our parks.

To guide their budgeting process, the Council Member's office has been getting input from the responses to the participatory budgeting nominations, as well as from the representative of the Parks Department and Central Park Conservancy. One item that qualified for PB funding is in fact parks related (planting new trees and tree guards with the help and guidance of the Parks Department). Eddie Amador, a colleague of Leo's, is also leading a tree survey in the entire district.

P&E-related items that the Council Member's office has prioritized for funding are the repair of the 91st street staircase in Riverside Park, repair of the skylight at Gertrude Ederle Recreation Center, and equipment upgrades for the City Parks Foundation's summer programming. In addition, the Council Member will also prioritize repairs in spaces where people get together, like NYCHA community centers, playgrounds in the district, libraries open seven days a week, etc.

Q&A: Susan Schwartz asked about the possibility of getting a cell phone tower in the Ramble in Central Park. Leo did not believe that was a priority for various reasons, including the "look" of a tower in the Ramble, the unclear need for it from a safety perspective, and also the authority in charge of the matter. Ken Coughlin asked about the yellow metal plates in Riverside Park/72nd street, which are a safety hazard. A cavity underneath the plates will need to be filled, and that is an expensive proposition. Peter Arnsteden (Columbus-Amsterdam BID) requested 5x10 feet of tree beds (or larger) for tree survival and rainwater catchment. Trees are also desperately needed around NYCHA housing. Barbara Adler advocated for prioritizing repairs to the lawn bowling area by the Mineral Springs building in Central Park.

4. New business.

- A member of the public and resident of W 63rd street, Jerome DeWald, spoke of bikes and e-vehicles in Central Park and how they do not obey any traffic rules at all, at great expense to the safety of pedestrians in the park like himself. Mr DeWald used foul language multiple times in his conversation and was asked to stop. He was given a brief background of the matter by Barbara, who advised him to bring up the matter during the Public Safety session of a CB7 full board meeting, where the NYPD and precinct commanders would be able to address him directly.

- Susan Schwartz brought up the issue of several trees being taken down in Central Park, affecting the well-being and refuge of birds. She also had questions about access to Duck Island and Harlem Meer, which could not be addressed as Lane Addonizio from CPC was no longer at the meeting.
- Peter Arnsteden of the Columbus-Amsterdam BID invited CB7 to come and present at any of his area's weekend OpenStreets, if desired.
- Matt Genrich (NYC Parks) introduced the upcoming programming of Movies Under the Stars in various parks in the district. Barbara congratulated Matt on the effectiveness of increased enforcement in Teddy Roosevelt Park against the illegal use of parkland for dogs by pet owners.
- Wesley Hamilton (Riverside Park Conservancy) reminded the committee about summer programming in RP (a comprehensive presentation on the topic was made in last month's P&E committee meeting, by a colleague of Wesley).

The meeting adjourned at 8:35 PM

Respectfully submitted, Natasha Kazmi

HEALTH & HUMAN SERVICES COMMITTEE MEETING MINUTES

Sheldon Fine and Catherine DeLazzerro, Co-Chairs

May 24, 2022 at 7:00 PM via ZOOM

*** Please note, due to this meeting occurring late in the month,
meeting minutes will be forthcoming. ***

DISTRICT SERVICE CABINET MEETING MINUTES

May 25, 2022 at 10:30 AM via ZOOM

Max Vandervliet, District Manager

The District Service Cabinet of Community Board 7/Manhattan met via the Videoconferencing application Zoom. The meeting was called to order at 10:30 am by District Manager Maxwell Vandervliet (MV).

INTRODUCTIONS

All agencies and participants are welcomed and thanked for their participation.

- **Maxwell Vandervliet, District Manager**
 - Jessie Nieves, Community Coordinator

AGENCY UPDATES and REPORTS

- **Sandra Sanchez, FDNY (E-mailed report)**
 - Have an Emergency Escape Plan and Practice It:
 - Plan Together, Close the Door, Clean the Clutter, Designate a Meeting Space, once out. Stay Out! and practice the plan.
 - Worksheet, [Have an Escape Plan and Practice It](#)
 - CB7 Statistics Report for April 2022
 - Structural Fires: 28 | Non-Structural Fires: 29 | Medical Emergencies:559
Non-Medical Emergencies: 361 | Grand Total Number of incidents: 977
- **Verna, Department for the Aging**
 - Gov. Hochul has made \$50 million available for the Home Energy Assistance program to assist low-income individuals/families access air condition this Summer. To learn more, log onto access.nyc.gov
 - Twenty leading internet service providers have agreed to provide low-cost internet plants to over 40 million households through their 'Affordable Connectivity' program. To learn more, log onto access.nyc.gov
- **Kimberly Williams, Con Ed**
 - A general reminder to immediately call 911 if you smell gas so that it can be addressed as quickly as possible
 - Con Ed is still working with customers on payment plans, so reach out via their website or call center to have that addressed
 - Gas work will be occurring on W 83rd St; Continuing work on W 72nd between Riverside Ave and West End Ave; Continuing work on W 82nd between Amsterdam and Columbus Ave
 - Also looking into various reports of streetlights throughout the district
- **KeiAra Saloman, NYCEM**
 - The first week of May was hurricane awareness week, so NYCEM encourages all New Yorkers to think about how to prepare for hurricane season, including knowing your evacuation route.
 - May is National Pet Month - Make sure your pet is included in your emergency plan.
 - Individuals can join their Community Emergency Response Team (CERT), trained by the NYPD, FDNY, and us in disaster response and the capacity to help prepare their community. Hybrid classes will begin in June.
 - You can receive emergency alerts through the "Notify NYC" program
- **Ed Cen, DCWP**
 - Price gouging - as defined by 10% markup - is illegal during the current State of Emergency in NYC as it relates to infant formula. If you think a store is overcharging, you can report it to DCWP.
- **Colleen Chattergoon, DOT**
 - Inquiries regarding the milling and paving on the UWS is being addressed.
- **Marissa Yanni, DSNY**
 - No pickup on Memorial Day; garbage will be picked up the next day and recycling the following week
 - Alternate side parking will be in full effect starting July 5th
- **Leilani Irvin, DSS**
 - DHS will be exiting out of one their shelter sites, Help 107th Street. They are looking to relocate to a nearby location, but information is still pending.
 - Those who are "housing ready" will transition into permanent housing. Those who are not "housing ready" will be reassigned to a similar shelter within their support network.
- **Humberto Galarza, Department of Environmental Protection**
 - A reminder that the Water Board is having public hearings May 25th and 26th.

- **Sean Pallone, 20th Precinct**
 - There has been an uptick in the use of Apple Air Tags and crime, so be aware and call 911 if you are being tracked.
- **Brice Peyre, AM Gottfried**
 - There is a bill to limit non-essential helicopter usage.
 - Progress on “Sammy’s Law” to allow NYC to lower its 25-mph speed limit.
- **Sophie Secor, Senator Serrano**
 - The senator passed a bill this week that creates a trail guide of State Parks for senior citizens.
 - No other updates.
- **Tevin Williams, Senator Holyman**
 - There are plenty of covid tests available if any of the BIDs need it.
 - No other updates.

OLD BUSINESS

- **DOT & DOHMN**
 - Blondie’s Sports Bar @ 212 West 79th Street (Bdwy – Amst Ave)
 - Rats are attracted to unutilized outdoor dining shed.
 - DOT reports that restaurant owners should reach out to the DOHMN to get assistance.
 - If the structure is abandoned, then the DOT will remove the structure.
- **DOHMH**
 - High volume of rat complaints between West 76th-80th Streets / Col Ave
 - Nicole Paynter of Columbus Ave BID will push for a walk-through with DOHMN
- **Joshua Adam, School Construction Authority (Verbal report)**
 - Project Timeline and Scope of Work
 - PS 166
 - The completion expectancy is 2 Years
 - Scope of work: Window Replacement, Exterior Masonry, Parapet and Roof Work.
 - PS 165
 - The expected completion date is December of 2022
 - Update: The scaffolding will be dismantled on W 109th St by early September 2022.
 - PS 333
 - The expected completion date is November of 2022
 - Update: Work on the roof is expected to be completed by the end of August 2022.
- **BIDs**
 - Open Street Programs
 - Peter Arndsten (Columbus Amsterdam) – lots of programming for open streets including dominoes/backgammon, shred events, tree stewarding, a history walk at Strauss Park, history talk on the reconstruction of the pool at Central Park, activities related to the Ecuadorian Parade on Central Park West, Manhattan Safe disposal on 125th St on June 5th
 - Nicole Paynter (Columbus Ave) – Many events are planned. There have been complaints about traffic, so the BID has recruited a private company to monitor and assist.
 - Phil Gordon (Lincoln Square) – Nothing to report
- **NYPD (24th)**
 - 711 West End Avenue (West 94th St)
 - Ongoing crowding and excessive noise

CB7 Staff: Maxwell Vandervliet (MV), DM and Yassiel Nieves (YN), CA. **NYPD Precincts:** P.O. Sean Pallone, 20th; and P.O. Steven Jones, 24th. **Agencies:** Colleen Chattergoon, DOT; Humberto Galarza, DEP; Kimberly Williams, ConEd; KeiAra Salomon, NYCEM; Ed Cen, DCWP; Tirso Tavarez DOB; and Verna Arthur, DFTA. **BID:** Peter Arndtsen, Columbus-Amsterdam; Nicole Paynter, Columbus Avenue; Monica Blum and Phil Gordon, Lincoln Square. **Elected Officials:** Andrew Kunkes, Office of the Mayor; Shana Marks, Rep. Adriano Espaillat; Sophia Secor, Sen Serrano; Brice Peyre, AM Gottfried; Erica Overton and AM Linda Rosenthal.

The meeting was adjourned at 11: 23 a.m.

STEERING COMMITTEE MEETING MINUTES

Steven Brown, Chair

May 31, 2022 at 6:30 PM via ZOOM

*** Please note, due to this meeting occurring late in the month,
meeting minutes will be forthcoming. ***