

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Housing**

**Re: Preserving and improving New York State Rent Regulation Laws applicable to New York City [Emergency Tenant Protection Act (1974)] due to expire on June 15, 2011.**

**Full Board Vote: 38 In favor 0 Against 1 Abstention 1 Present**

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

All middle-class New Yorkers and especially rent-regulated tenants have been hard hit by the 2008 recession and its continuing aftermath.

New York City continues to lose affordable rent regulated units.

Provisions of the rent regulation laws have eroded tenant rights and protections over the past two decades;

Community Board 7/Manhattan (MCB7) supports the right of hard working middle-class men and women

to live and raise a family in their home communities.

MCB7 supports the right of our neighbors on fixed incomes to continue to live in their home communities.

MCB7 believes that New Yorkers should never have to suffer housing discrimination, harassment, or unsafe living conditions.

The expiration of the New York State Rent Regulation Laws on June 15, 2011 without extension would be a disaster for millions of New York City Residents.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan strongly supports the renewal of the rent regulations, and urges the Manhattan Borough Board, State Legislators and other elected officials, and other community boards to address the renewal and strengthening of New York State Rent Laws in anticipation of their sunset on June 15, 2011.

*Committee: 5-0-0-1.*

**RESOLUTION**

**Date: January 4, 2011**

**Committees of Origin: Housing and Health & Human Services**

**Re: Preserving single room occupancy hotels (SROs) as permanent, affordable housing.**

**Full Board Vote: 40 In favor 0 Against 1 Abstention 0 Present**

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

A recent trend indicates that the New York City Department of Homeless Services and its contractors are leasing Single Room Occupancy (SRO) units to Transitional Housing programs -- a case in point being 306 West 94<sup>th</sup> Street NYNY 10025.

New York City is losing affordable housing units at an alarming rate, specifically 177,555 rental units (or 11.3%) between 2002 and 2008, and a loss of 8,039 rent-stabilized units on the Upper West Side between 2005 and 2008.

This trend has intensified since the New York State legislature passed a bill in the Summer of 2011 to stem the loss of affordable SRO units by prohibiting the operation of SROs as hostels or hotels for short-term visitors.

Transitional Housing programs provide landlords with incentives to convert permanent housing units to transitional units.

The use of SROs for transitional housing programs depletes the already scarce and vanishing affordable housing stock in our District and throughout our City.

**THEREFORE, BE IT RESOLVED THAT** Community Board 7/Manhattan demands that City agencies stop funding or otherwise supporting the use of SROs for transitional housing programs; and

**BE IT FURTHER RESOLVED THAT** New York City create new housing units, and/or convert residential properties into permanent affordable housing to reduce homelessness and that City Agencies be required to monitor activities involving permanent affordable housing insure that objectives concerning homelessness are met.

*Joint Committees: 13-0-0-0.*

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Youth, Education & Libraries Committee**

**Re: Proposed Co-Location of Upper West Success at the Brandeis High School Building.**

**Full Board Vote: 40 In favor 0 Against 0 Abstentions 0 Present**

This resolution is premised upon the following facts:

The southern portion of Community School District 3 (“CSD3”) is facing a severe shortage of elementary and middle school seats, including two of the ten longest in-zone Kindergarten waiting lists in the entire City of New York.

Since 2008, hundreds of middle school seats in the southern portion of CSD3 have been repurposed to meet elementary school demand.

The overcrowding from the pervasive expansion of elementary school enrollment *will* reach middle school in less than five years, creating increased demand for middle school seats in the near future. A senior Department of Education enrollment officer advised the Community Education Council in November 2010 that CSD3 will experience an acute shortage of middle school seats starting with the current 3<sup>rd</sup> grade.

The New York City Department of Education, through an “Educational Impact Statement” issued on December 17, 2011, has now proposed to co-locate the newly-chartered Upper West Success Academy (“UWSA”) in the Brandeis High School building on West 84<sup>th</sup> Street in the southern portion of CSD3. SUNY granted a charter to UWSA to be co-located in a public school in CSD3 without identifying a site for such co-location.

UWSA’s charter grants admissions priority in its lottery to at-risk students (as defined therein) from outside CSD3 over non-at-risk students from within CSD3. Given this priority, it is extremely unlikely that non-at-risk students from the overcrowded portions of CSD3 will be offered admission to UWSA through its lottery, notwithstanding the significant marketing efforts aimed at those families.

All seats in the southern portion of CSD3 are desperately needed to address on-going overcrowding, which the DoE has stated is not temporary.

Consistently over the past 18 months, and as recently as October 2010, the Department of Education has rejected proposals to repurpose seats in the Brandeis High School building because it stated that those seats were needed for high school enrollment.

Unlike CSD2, which has at least five such high schools, CSD3 has no high school that gives admissions preference to residents of its District.

The substantial expense needed to retrofit a high school building to serve Kindergartners would eliminate the flexibility in the use of the space currently enjoyed by the five high schools working together to share that building, and jeopardize the utility of over \$22 million in renovations and improvements invested in that building in recent years.

Monitoring to ensure safety for all students in space shared by high school students of up to 20 years of age and elementary students as young as five years would add unreasonable supervision and logistical demands on educators and administrators, as well as on security staff in a building with metal detectors.

In addition, the pervasive risk of age-inappropriate interactions between high school age students and kindergartners will inevitably compromise the educational environment offered to each, for which there is currently no plan nor available resources to implement such a plan if formulated.

**THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **opposes** the co-location of Upper West Success Academy in the Brandeis High School Building.**

*Committee: 7-0-0-0.*

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Transportation**

**Re: Columbus-Amsterdam BID's application for "Weekend Walks."**

**Full Board Vote: 35 In favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application by the Columbus-Amsterdam BID to the NYC Department of Transportation for "Weekend Walks" on Amsterdam Avenue from West 106<sup>th</sup>-110<sup>th</sup> Streets on May 1, 8 (may conflict with (the committee does not foresee a conflict with Valley Restoration's Street Fair which ends at Amsterdam and West 106<sup>th</sup> Street), 15, and 22.

*Committee: 10-0-0-0. Board Members: 2-0-0-0*

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Preservation**

**Re: 40 West 69<sup>th</sup> Street (Columbus Avenue – Central Park West.) Application #11-4165 to the Landmarks Preservation Commission to construct a stoop and a rear-yard addition.**

**Full Board Vote: 35 In favor 0 Against 1 Abstention 0 Present**

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

***Regarding the front facade:***

The Preservation Committee of Community Board 7/ Manhattan believes that the re-construction of the front stoop in brownstone, modeled on other nearby rowhouse stoops by the same architect, G. Schellenger, is appropriate to the historic character of the building and of the Historic District.

Furthermore, the Preservation Committee of Community Board 7/ Manhattan believes that the proposed replacement of the existing flat wood sash windows with new curved wood sash windows at the curving third floor bay window is appropriate to the historic character of the building and of the Historic District.

***Regarding the rear yard addition:***

The Preservation Committee of Community Board 7/ Manhattan believes that the re-design of the rear façade, consisting of

- removal of the existing near-full depth, three story addition
- construction of a new, shallower 2-story rear yard addition, glass-enclosed, within a narrow painted metal frame
- reconstruction of the lower four stories of the main rear façade 2.5 feet forward of the original rear façade plane; using red brick to match the adjacent rear facades; with new mahogany casement and upper transom windows, 4-bays wide
- repair and renovation of the existing fifth floor rear facade at its existing location, including re-building the existing corbelled detail at the top of the wall, and installation of new mahogany windows to match those below is all reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the construction of a new stoop and of the proposed rear-yard addition.

*Committee: 7-0-1-0.*

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Preservation**

**Re: 11 West 74<sup>th</sup> Street (Columbus Avenue – Central Park West.) Application #11-3719 to the Landmarks Preservation Commission to modify a fence and install a barrier-free access lift.**

**Full Board Vote: 35 In favor 0 Against 0 Abstentions 0 Present**

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design in being sensitive to the existing fence is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the fence modification and the installation of a barrier-free access lift.

*Committee: 8-0-0-0.*

**RESOLUTION**

**Date: January 4, 2011**

**Committees of Origin: Business & Consumer Issues**

**Re: 100 West 94<sup>th</sup> Street (Columbus Avenue.)**

**Full Board Vote: 35 In favor 0 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the State Liquor Authority for a two-year liquor licenses by Elizabeth's on Columbus, LLC d/b/a To Be Determined.

*Committee: 8-0-0-0. Board Member: 1-0-0-0.*

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: Damrosch Park at Lincoln Center**

**Full Board Vote: 35 In favor 0 Against 0 Abstentions 1 Present**

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** applications to the State Liquor Authority for a two-year liquor licenses by Big Apple Circus, LTD, d/b/a Big Apple Circus.

*Committee: 8-0-0-0. Board Member: 1-0-0-0.*



**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: Unenclosed Café Renewal Applications.**

**Full Board Vote: 35 In favor 1 Against 0 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following unenclosed café renewal applications:

- **237 Columbus Avenue** (West 71<sup>st</sup> Street.) Renewal Revocable Consent application DCA# 1219794 to the Department of Consumer Affairs by 71 Wine Bar Café Operating Corp., d/b/a Bin 71, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.  
*Committee: 7-1-0-0. Board Member: 1-0-0-0.*
- **412 Amsterdam Avenue** (West 80<sup>th</sup> Street.) Renewal application DCA# 1158198 to the Department of Consumer Affairs by 412 Amsterdam Avenue, d/b/a Bettola, for a two-year consent to operate an unenclosed sidewalk café with 13 tables and 26 seats.  
*Committee: 7-1-0-0. Board Member: 1-0-0-0.*
- **447 Amsterdam Avenue** (West 81<sup>st</sup> Street.) Renewal application DCA# 0990613 to the Department of Consumer Affairs by New Store Restaurant Corp., d/b/a EJ's Luncheonette, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 15 seats.  
*Committee: 7-1-0-0. Board Member: 1-0-0-0.*
- **951 Amsterdam Avenue** (West 106<sup>th</sup> – 107<sup>th</sup> Street.) Renewal Revocable Consent application DCA# 1277938 to the Department of Consumer Affairs by RAM EATS, LLC, d/b/a Blockheads Burritos, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.  
*Committee: 7-1-0-0. Board Member: 1-0-0-0.*

**RESOLUTION**

**Date: January 4, 2011**

**Committee of Origin: Business & Consumer Issues**

**Re: Enclosed Café Renewal Applications.**

**Full Board Vote: 23 In favor 9 Against 2 Abstentions 0 Present**

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the following enclosed café renewal applications:

- **2061 Broadway** (West 71<sup>st</sup> Street.) Renewal application DCA# 1233566 to the Department of Consumer Affairs by Café 71, Inc., d/b/a Café 71, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats.  
*Committee: 7-1-0-0. Board Member: 1-0-0-0.*
- **2483 Broadway** (West 92<sup>nd</sup> -93<sup>rd</sup> Street.) Renewal application DCA# 0916146 to the Department of Consumer Affairs by Hussien Environment, Inc., d/b/a Cleopatra's Needle, for a two-year consent to operate an enclosed sidewalk café with 9 tables and 16 seats.  
*Committee: 8-0-0-0. Board Member: 1-0-0-0.*
- **2787 Broadway** (West 107<sup>th</sup> Street.) Renewal application DCA# 1147364 to the Department of Consumer Affairs by Hillview Specialty Food Inc., d/b/a 107<sup>th</sup> West Restaurant, for a two-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.