

## July 2005 Minutes

### Full Board Meeting Hope Cohen, Chairperson

July 5, 2005

Hope Cohen called the meeting to order at 7:11 pm. Minutes from previous full board meeting were

approved: 20-0-1.

#### Chairperson's Report, Hope Cohen

- The City's proposal to develop new sites in the Solid Waste Management Plan (SWMP) includes a "hold" on the West 59th Street marine transfer station (MTS) for Manhattan's commercial waste, but no formal action has taken place. The City Council approved the ULURPs for four residential MTSs and will vote on the entire SWMP in coming months.
- Dan Zweig announced upcoming elections of Board officers. Nominations will be taken at the September meeting; the election is during the October meeting.
- Barbara Van Buren reported on Board Development Action Team's work to follow-up on suggestions to improve Board operations made during a Board seminar in May 2005. She urged Board members to think about their sense of ownership of the work of CB7.
- Larry Horowitz announced a softball game between members of CB7 and Elected Officials.

#### District Manager's Report, Penny Ryan

- On July 6 MCB7 is hosting an informal meeting on All Together Now, an emergency preparedness program developed by the Empowerment Institute with the City's Office of Emergency Management at Red Oak Apartments, 135 West 106th Street, 6:00 pm. Training sessions will be given in September. Call the Board office or visit [www.cb7.org](http://www.cb7.org) for more information.
- Sidewalk shed advertisements need Department of Building's permits and cannot exceed 500 square feet on Broadway. Please notify MCB7 of unseemly postings.
- Sidewalk café season has begun. Please notify CB7 of any notable violations to good housekeeping or excessive noise.
- CB7 is working with the City's Departments of Transportation and Health and Mental Hygiene on fixing "street puddles" that collect water during rain storms.

#### Reports by Elected Officials

NY State Assemblymember Richard Gottfried discussed recent defeat of the proposed West Side Stadium; a proposal for hospitals to disclose infection

rates; a proposal to publish prices for prescription drugs; a failed bill to legalize marijuana for medicinal use; a proposal to include family members in making medical decisions regarding mentally incompetent patients. He introduced Ben Goodman as his new liaison to the Upper West Side.

NY City Councilmember Gale Brewer discussed the city budget of approximately \$50 Billion. She reported on a pilot program to provide technology training for teachers as well as laptop computers for students in middle schools; the American Folk Art Museum has won permanent residency at West 66th Street and Broadway; highlighted funding of various capital projects at the American Museum of Natural History, New-York Historical Society, Riverside Park, St. Agnes Library, Symphony Space, Lincoln Center, and several schools in the district. She expressed her opinion that term limits for City Councilmembers should be extended to three terms.

### **Public Speakers**

Linda Rosenthal, representative for US Congressman Jerrold Nadler, announced restoration of funds for Section 8, people with HIV/AIDS, and other vital health programs. She reported on an unfair closing of a hearing on the Patriot Act.

Robin Schatell, Riverside Park South, discussed summer programming in the park.

Olive Freud, Coalition for Environmentally Sound Development, discussed the need to close the West 72nd Street exit ramp from the West Side Highway and complete the extension of Riverside Boulevard to the south.

Laura Washington, New-York Historical Society, invited the community to view several new exhibits coming this Summer and Fall. The museum is the oldest in NY, founded more than 200 years ago.

Karen Frank, of Commerce Bank, introduced herself and announced the opening of a new branch at West 109th Street and Broadway.

Felipe Luciano announced his candidacy for City Council from District 8 and the importance of affordable housing, accessible education, and small businesses.

Alan Flacks complained about CB7 management and operations. Several Board members discussed the merits of requiring that the District Service Cabinet meeting be open to the public. It was suggested that the discussion be continued in Steering Committee. The Board will also seek an opinion from NYC Corporation Counsel.

Guillermo Gonzalez, Maria Trinidad Sanchez Neighborhood Association reported that his baseball program is over-crowded and needs support.

Melissa Mark Viverito announced her candidacy for City Council from District 8 and the importance of fighting for working families regarding affordable housing and AIDS/HIV prevention.

### **Business Session**

**Strategy & Budget Committee, Helen Rosenthal, Chairperson**

1. The resolution, which was adopted at the June 28 Steering Committee, to request funding for CD7's Out-of-School-Time Programs left out of the last round of Department of Youth and Community Development's funding was adopted: 31-0-0-0.

**Parks & Preservation Committee, Lenore Norman, Chairperson**

2. The resolution to approve Department of Parks & Recreation proposal to construct paved paths along the "desire lines" between Riverside Drive and the service road from West 99th-101st Street was adopted: 33-0-0-0.

3. 124 West 72nd Street, d/b/a Cingular Wireless (Columbus-Amsterdam Avenue.) The resolution to approve application#057086 to the Landmarks Preservation Commission for the installation of a sign was grouped with resolutions 3, 5, 8, 9 and adopted: 31-1-0-0.

4. 34 West 89th Street (Central Park West-Columbus Avenue.) The resolution to disapprove application #055803 to the Landmarks Preservation Commission to legalize removal of a door without a permit was adopted: 31-0-1-0.

5. 127 West 79th Street (Columbus-Amsterdam Avenue) The resolution to approve application #055302 to the Landmarks Preservation Commission to create a master plan governing the installation of windows was adopted: 31-1-0-0.

6. 118 West 87th Street (Columbus-Amsterdam Avenue.) The resolution to approve application to the Landmarks Preservation Commission to replace street façade windows, to replace rear façade and construct a bay window and stairs, and to construct a roof top addition was adopted: 32-0-0-0.

7. 131 West 70th Street (Columbus-Amsterdam Avenue.) A) The resolution to approve application #055696 to the Landmarks Preservation Commission to construct rear yard and rooftop additions was adopted 30-0-0-0; and B) the resolution to disapprove the stoop design was adopted: 30-0-1-0.

8. 22 Riverside Drive (West 74th Street.) The resolution to approve application #057276 to the Landmarks Preservation Commission to construct a rooftop addition was adopted: 31-1-0-0.

9. 330 West 77th Street (West End Avenue-Riverside Drive.) The resolution to approve application #056892 to the Landmarks Preservation Commission to construct rear yard and rooftop additions and to install a new parapet wall and railing at the roof was adopted: 31-1-0-0.

**Transportation Committee**

**Andrew Albert, Chairperson**

10. 237 Columbus Avenue (West 71st Street.) The resolution to disapprove revised new application DCA#1193176 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 7 tables and 14 seats (previously 10 tables and 20 seat.) without prejudice was adopted: 31-0-2-0.

Laurence Khouini, operator of Bin 71, spoke on behalf of the application.

Steve Wygoda, the architect for Bin 71, spoke on behalf of the café.

The applicant withdrew the application and agreed to submit this in writing to DCA. The resolution will be held if a copy of the letter is received by the Board office.

11. 474 Columbus Avenue (West 83rd-84th Streets.) The resolution to approve new application to the Department of Consumer Affairs by ARK 474 Corp., d/b/a Columbus Bakery, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats was adopted: 32-1-0-0.

12. 2180 Broadway (West 77th Street.) The resolution to approve renewal application by 2180 Broadway Restaurant, Inc., d/b/a Manhattan Diner, 1193176 to the Department of Consumer Affairs for a two-year consent to operate an enclosed sidewalk café with 18 tables and 38 seats was adopted: 26-5-1-0.

Health & Human Services Committee, Barbara Van Buren, Chairperson

Joint with Land Use Committee, Richard Asche, Chairperson

13. 2612 Broadway, Marion Hotel (West 98th-99th Street.) The resolution to approve the Lantern Group's plans for conversion of the Marion Hotel, a commercial single-room-occupancy hotel, into 136- units of permanent supportive housing for homeless and low-income adults with special needs was adopted: 22-0-9-0.

Several Board members objected to the elimination of commercial space from the first floor of the building, observing that commercial tenants would generate income and create a more appropriate streetscape. Others noted that the Lantern Group needed the space for programming and decent sized rooms and the trade off of commercial space for better services was worth it.

Members Present: Hope Cohen, Barbara Adler, Andrew Albert, Linda Alexander, Page Cowley, Lance Dashefsky, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Phyllis Gunther, Marlene Guy, Lawrence Horowitz, John Howell, Ulma Jones, Barbara Katzander, Barbara Keleman, Eric Nelson, Klari Neuwelt, Lenore Norman, Gabrielle Palitz, Melanie Radley, Luis Reyes, Freddie Richardson, Oscar Rios, Helen Rosenthal, Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Barbara Van Buren, Thomas Vitullo-Martin, Melanie Wymore, George Zeppenfeldt-Cestero, Dan Zweig.

Members Not Present: Richard Asche, Victor Gonzalez, Jean Green-Dorsey, Douglas Griebel, David Harris, Robert Herrmann, Chauntoli Huq, Joyce Johnson,

**Sharon Parker-Frazier, Chris Policano, Madge Rosenberg, Charles Simon, Sean Small, Steve Strauss, D. Maria Watson.**

**Members on Leave: Betty Katz**

**Respectfully submitted by Melanie Wymore**

**Steering Committee**

**Hope Cohen, Chairperson**

**July 26, 2005**

**Hope Cohen called the meeting to order at 7:10 pm. She explained to process by which Steering votes on July committee resolutions on behalf of the full Board since it does not meet in August. All resolutions adopted at the meeting will be ratified by the full Board at the September meeting.**

**Land Use Committee**

**Richard Asche, Chairperson**

**1. 344 Amsterdam Avenue (West 76th Street.)**

**The resolution to approve application #876-05-BZ to the Board of Standards & Appeals by Rothkrug Rothkrug Weinberg & Spector, LLP for Equinox Fitness to allow use of a portion of the premise as a physical culture establishment facility includes spaces in two adjacent buildings contrary to approval previously issued was approved: 9-0-0-0.**

**2. Zoning on Broadway above West 96th Street.**

**Ms. Cohen reviewed the back ground of the resolutions. At the June Land Use Committee meeting several hundred community people expressed their concerns about the two buildings Extell is building in Broadway between West 99th and 100th Streets. The Committee decided to look at zoning on Broadway above West 96th Street and added it to its July agenda. Several residents asked for Board action at that meeting. A resolution was adopted that asked the Committee to meet with the Department of City Planning (DCP) and explore what could be done. A building collapse occurred during the initial phase of demolition of the Gristede's building, causing further concern about the project.**

**Lelia Stroud, representing State Assemblymember Daniel O'Donnell's office, asked that the north side of Broadway, north of West 96th Street, be down-zoned and that construction be stopped until the DOB investigation was completed.**

**Toni Cindrigh, West Siders for Reasonable Development, stated the community needs to know something is happening and expressed concern about development of soft sites along Broadway.**

Committee discussion focused on meeting of Board members and 2-3 community representatives with DCP in August to ask for a study of the area. Board actions would be to communicate to the community through a letter and on CB7's website. The Steering Committee decided this action did not require a resolution and voted 11-0-0-0 to return the resolution back to committee.

#### Transportation Committee

Andrew Albert, Chairperson

#### 3. Church of Jesus Christ of Latter-Day Saints, Columbus Avenue (West 65th-66th Street.)

The resolution to approve the application by Church of Jesus Christ of Latter-Day Saints to the Department of Transportation for a consent to install one planter along West 66th Street and three planters along West 65th Street was approved: 12-0-0-0.

#### 4. 392 Columbus Avenue (West 79th Street.)

The resolution to approve renewal application DCA#1021550 to the Department Consumer Affairs by 100 West 79th Street NYC Corp., d/b/a Northwest, for a two-year consent to operate an unenclosed sidewalk café with 19 tables and 40 seats was approved 12-0-0-0.

#### 5. 441 Amsterdam Avenue (West 81st Street.)

The resolution to approve renewal application DCA#0936784/ULURP#N050370 to the Department of Consumer Affairs by Amsterdam Sloves Inc., d/b/a Louie's Westside Café, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats was approved: 11-0-1-0.

#### 6. 283 Columbus Avenue (West 73rd Street.)

The resolution to approve new application DCA#1201169 to the Department of Consumer Affairs by Gateway Food Inc., d/b/a Baluchi's, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats and a reduced depth of less than 9' was approved 11-0-0-0.

#### Bike racks:

#### 7. 23 West 73rd Street.

The resolution to approve the request by The New York Sports Club to the Department of Transportation for the installation of a bike rack at 23 West 73rd Street was approved: 12-0-0-0.

#### 8. Columbus-Amsterdam B.I.D. bike racks.

The resolution to approve request by Columbus-Amsterdam B.I.D. to the Department of Transportation for the installation of bike racks at various locations was approved: 12-0-0-0.

9. 1280 Broadway.

The resolution to approve the request by Manhattan Diner to the Department of Transportation for the installation of a bike rack at the northeast corner of West 77th Street and Broadway was approved: 11-0-0-0.

Parks & Preservation Committee

Lenore Norman, Chairperson

Sheldon Fine presented the resolutions.

10. West 110th Street Playground, Central Park.

The resolution to approve the Central Park Conservancy's plans for the reconstruction of the West 110th Street playground was approved: 12-0-0-0.

11. Central Park Police Precinct.

The resolution to approve the NY Police Department's plans for the renovation of the Central Park Precinct station on West 86th Street was approved: 12-0-0-0.

12. 65 Central Park West (West 66th Street.)

The resolution to disapprove application #055280 to the Landmarks Preservation Commission for window replacements was adopted: 12-0-0-0.

13. 450 Amsterdam Avenue d/b/a Lenny's Gourmet (West 81st Street.)

The resolution to approve application #056089 to the Landmarks Preservation Commission to legalize the installation of a storefront infill was approved: 8-0-4-0.

14. 336 West 71st Street (West End Avenue.)

The resolution to approve the application to the Landmarks Preservation Commission to extend the front chimney and to replace existing retaining wall was approved: 12-0-0-0.

15. 169-173 West 81st Street (Columbus-Amsterdam Avenue.)

The resolution to approve application #057395 to the Landmarks Preservation Commission to install bracket signs was approved: 12-0-0-0.

16. 355 Amsterdam Avenue, aka 172 West 77th Street, d/b/a Harrison's Tavern.

The resolution to disapprove application #025923 to the Landmarks Preservation Commission to legalize installation of storefront in non-compliance with CoA 01-4301 was adopted: 11-0-1-0.

**17. 2360 Broadway, aka 201-225 West 86th Street, The Belnord Apartments (Amsterdam Avenue-Broadway.)**

The resolution to approve application #056209 to the Landmarks Preservation Commission to install entrance gates and a security guard booth was adopted: 12-0-0-0.

**18. Borough Board report.**

Sheldon Fine reported. The meeting included a discussion about community concerns, which focused on the loss of out-of-school-time program funds. Department of Youth & Community Development will be invited to the August Borough Board meeting. The group also discussed the relationship between City Planning and Community Boards regarding the 197a process. He will attend the August 18 meeting.

**19. Board Development Action Team update.**

Barbara Van Buren summarized the team's discussion about developing a sense of ownership among board members. The team will continue to meet through the summer.

**20. Final review of District Needs Statement for FY07.**

Helen Rosenthal reviewed the final draft of district needs statement. The group discussed various edits to the document. Helen agreed to update and circulate a revised document to Steering for approval.

**21. District Service Cabinet.**

Corporation Council of NYC confirmed that District Service Cabinet meetings are "business" meetings and not subject to the Open Meetings Law. All other Manhattan District Service Cabinet meetings have traditionally been treated as business meetings, closed to the public. A report of each meeting will be posted for public review.

Larry Horowitz introduced a motion to require that the District Service Cabinet meeting be open to the public. Barbara Adler seconded the motion. The group weighed possible advantages and disadvantages of holding open meetings. Some felt no reason not to open the meeting to public presence, but not participation. Others felt that closed professional working meetings were necessary for efficient service of the public. The motion was not adopted: 3-9-0-0.

**22. New business.**

**72nd Street Ramp:** Andrew Albert announced that the Court ruled that the 72nd Street ramp could be closed. The ruling will likely be appealed. Hope Cohen suggested that the Board hold a public forum in October to discuss the issue.

**Softball game:** Larry Horowitz announced a softball game between CB7 and elected officials on August 15th, 6pm, in Riverside Park at 70th Street. (Subsequently, the date and location were changed. New information will be circulated.)

**Present:** Hope Cohen, Barbara Adler, Andrew Albert, Sheldon Fine, Marlene Guy, Larry Horowitz, Helen Rosenthal, Barbara Van Buren, George Zeppenfeldt-Cestero, Dan Zweig. Board member Chaumtoli Huq. District Manager Penny Ryan.

Respectfully submitted by Melanie Wymore and Penny Ryan

Transportation Committee

Andrew Albert, Chairperson

July 12, 2005 7:00 PM

1. Church of Jesus Christ of Latter-Day Saints, Columbus Avenue (West 65th-66th Street.)

Donald Sussman, of the Church of Latter-Day Saints appeared before the Committee. He showed diagrams representing where on West 65th & West 66th Streets the Church would like to place additional planters. There is one additional planter on West 66th Street, and 3 new planters on West 65th Street. The

Committee passed the following resolution:

Be it resolved that Community Board 7/Manhattan approves the application by Church of Jesus Christ of Latter-Day Saints to the Department of Transportation for a consent to install one planter along West 66th Street and three planters along West 65th Street, to be in conformance with the existing planters.

Vote: Comm. 5-1-0-0.

Unenclosed café renewal:

2. 392 Columbus Avenue (West 79th Street.)

Matthew Paratore appeared for Northwest. There are no changes to the existing unenclosed cafe.

Be it resolved that Community Board 7/Manhattan approves the renewal application DCA#1021550 to the Department Consumer Affairs by 100 West 79th Street NYC Corp., d/b/a Northwest, for a two-year consent to operate an unenclosed sidewalk café with 19 tables and 40 seats.

Vote: Comm. 6-0-0-0.

Enclosed café renewal:

3. 441 Amsterdam Avenue (West 81st Street.).

Louie Sloves appeared for Louie's. There are no changes to their cafe.

Be it resolved that Community Board 7/Manhattan approves renewal application DCA#0936784/ULURP#N050370 to the Department of Consumer

**Affairs by Amsterdam Sloves Inc., d/b/a Louie's Westside Café, for a two-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.**

**Vote: Comm. 4-0-2-0.**

**New unenclosed café:**

**4. 283 Columbus Avenue (West 73rd Street.)**

**Mike Leuck and Vipin Agarwal appeared for Baluchi's. They have been there since 1996. They are proposing 14 seats outside. There are 40 seats inside. Their cafe will conform to the 9' standard that CB#7 supports. Since the rendering they brought showed a 10' cafe, Baluchi's will submit a new rendering showing the 9' cafe. Subject to receiving the new plans, the Committee passed the following resolution:**

**Be it resolved that Community Board 7/Manhattan, upon receiving revised plans showing a 9' cafe, approves the new application DCA#1201169 to the Department of Consumer Affairs by Gateway Food Inc., d/b/a Baluchi's, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats.**

**Vote: Comm. 7-0-0-0**

**Street Renaming:**

**5. Request by Hammer Galleries to name secondarily the northwest corner of Central Park West and West 67th Street in honor of LeRoy Neiman.**

**Gail Parento, of Parento Guidance, a P.R. firm, but speaking for Hammer Galleries, spoke in favor of secondarily naming the NW Corner of West 67th Street & Central Park West for Leroy Neiman, an artist who resides at One West 67th Street. She told the committee that George Lang, of Cafe Des Artistes, also supports the secondary naming. The block has not been surveyed, and the Committee suggested that Ms. Parento do that before asking the Committee to consider such a secondary naming. Ms. Parento said**

**she would do that, and get back to the Committee.**

**Bike racks:**

**6. 23 West 73rd Street.**

**Debbie Newell-Antler, of New York Sports Club, appeared. She suggested placing a double rack in front of the club, as they have gotten many requests from members. After looking at the site plan, the Committee voted to place a rack there.**

**Be it resolved that Community Board 7/Manhattan supports the request by The New York Sports Club to the Department of Transportation for the installation of a double bike rack at 23 West 73rd Street.**

**Vote: Comm. 7-0-0-0**

## **7. Bike Racks in Columbus-Amsterdam B.I.D.**

**Peter Arndtsen, Executive Director, Columbus-Amsterdam B.I.D., appeared before the Committee, and went over the list of proposed bike racks for the commercial area of the B.I.D. The Committee moved some around a bit, but the bottom line is that the Comm. supports the following requests.**

**Be It Resolved that Community Board 7/Manhattan supports the requests by Columbus Amsterdam B.I.D. to the Department of Transportation for the installation of bike racks at the following locations:**

- a double rack at the NE corner of West 106th Street & Amsterdam (on 106 St.)**
- a double rack i/f/o 953-955 Amsterdam Avenue**
- 3 or 4 double racks at 97th & Columbus i/f/o Central Park Cafe (siting to be done by D.O.T.)**
- a double rack between 942-944 Amsterdam Avenue**
- a double rack i/f/o 964 Amsterdam Avenue (West 107-West 108 Street)**
- a double rack & removal of existing illegal rack i/f/o 967 Amsterdam Avenue (Domino's Pizza)**
- a double rack i/f/o 973 Amsterdam Avenue**
- a double rack i/fo 990 Amsterdam Avenue (Concord Garden) (108-109 St.)**
- a single rack i/f/o 994 Amsterdam Avenue**

**Vote: Comm: 6-0-0-0.**

## **8. Request by 50 West Owners Corp. to the Department of Transportation for the installation of a bike rack at 50 West 96th Street.**

**Joe Ronson, a resident of 50 West 96th Street, brought a proposal for a bicycle rack in front of 50 West 96th Street, a residential building, to the Committee. Mr. Ronson was questioned on the need for such a rack, and mentioned that delivery people frequently come to the building, and tie their bikes to trees, poles, etc. The Committee questioned the need for this bike rack, and who would use it. Mr. Ronson, who bikes to work, said he would use it. The Committee felt that having the Coop Board of the building support the rack was a minimum before the Committee would consider it.**

## **9. 2180 Broadway (West 77th Street.)**

**Be it resolved that Community Board 7/Manhattan supports the request by Manhattan Diner, 1280 Broadway, to the Department of Transportation for the installation of a double bike rack at the northeast corner of West 77th Street and Broadway.**

Vote: 6-0-0-0

## 10. New Business

- Dan Zweig brought up the fact that Zipcar, a car-rental agency that utilizes local garages to store their cars, needs more space and wondered if garages would open their accessory parking spaces to car-sharing services, such as Zipcar.
- Jonathan Martin mentioned that not enough money was being spent on mass-transit security, and called on the Committee to add their voice on this issue.
- Peter Arndtsen - the fire hydrants at West 97th, West 102nd, & 106th & Amsterdam Avenue (mostly on SE corners) are in rough shape, with the pavement around them eroding away. He also mentioned that he would like to see speed limits of 15MPH on certain streets in his area.

The meeting adjourned at 9:10 P.M.

## Commerce Committee

George Zeppenfeldt-Cestero, Chairperson

July 13, 2005

The discussion of what businesses can do for the community and what the community and government can do for business developed from the initial focus of the meeting on the impact on small businesses from the expansion of retail chain stores in the neighborhood. Each member of the panel gave a brief description of the mandate of their agency/organization and the type of services which they could provide for small businesses.

In response to the chairman's questions about getting the chain stores and large corporations to participate in the community, to know the contact people responsible to deal with the community, and to offer jobs to local people, Margie Russell said she had lists of building managers who could help find the managers and contact people at chain stores. Assistant Commissioner Michael Hecht also agreed to assist in facilitating the identification of the community relations' contacts at some of the large retail chain stores which the board has been unsuccessful in identifying. Council Member Gale Brewer cited her success in filling over two hundred jobs in the Mandarin Hotel, Time Warner Center, as a result of her office's efforts through dozens of meetings.

Michael Hecht described NYC Business Solutions incentive approach to the chain stores: For example, the city paid for truck driver training for young neighborhood people to prepare them for jobs promised by Fresh Direct and Target. The agency will offer up to \$100,000 to businesses for upgrading employee skills. Before small business owners call their lawyers and accountants, Hecht says they should call the SBS for information on

establishing and running a business, requisite permits and hiring practices, health insurance and funded job training.

Six Hispanic businesses had been displaced by a large Duane Reade drug store in the constantly changing and increasingly upscale neighborhood of Manhattan Valley, Peter Arndsten explained. Council Member Brewer mentioned that the Zangone fruit store that had remained in the neighborhood since her childhood because the shop owners own their building. A community member suggested that a group of shopkeepers might rent a large space together, and hire a manager to oversee the operation of the site.

Commercial real estate broker Rafe Evans explained why realtors prefer chains: public companies are

responsible for the lease even if they vacate, they can afford to pay higher rents, and are easier to deal with than several small owners. He says small spaces on Columbus mean more small stores. Larger spaces on Broadway allow for larger stores. He counsels business owners, "know your lease."

Adam Wolff mentioned that the Department of City Planning is considering permitting more stores on sides streets, but residents often oppose the added traffic. A more detailed briefing to the Board will be made.

Community members and Doug Griebel suggested that businesses accept the free market and promote themselves through advertising, fixing up their shops, being responsive to customers and participating in trade organizations rather than seeking protection from change. But a business owner from Amsterdam Avenue tells of renovating and upgrading her business and premises and then having the landlord refuse to renew her lease.

Landlords now charge \$200-225 per sq. foot on Broadway, according to Sherry Kern of Big Nick's, which has retained its space by paying above market rates. A six month security deposit and personal financial guarantees are now often required of new businesses. But a community member remarks that on-line purchasing from Staples, etc. might make the large stores more virtual and less demanding of real estate.

Stores often stay empty for a long time because former tenants still pay lease, or the higher rent is worth the wait, e.g. realtor Gottlieb, "the accidental preservationist" of the meatpacking district.

Community members debated whether tourists are attracted to familiar or unique Westside shops and eateries. NYC & Co., which works to attract conventions to the city, will help businesses attract tourist patrons, Councilperson Brewer says.

Owners of shops on Amsterdam in the 80's complain of unruly teenagers, garbage, noise.

Barbara Adler proposed a BID as a possible solution. Council Member Brewer proposes scheduling a separate meeting, with the Commerce Committee, and her staff to discuss the Amsterdam Avenue merchant issues.

Present:

Adam Wolff, NYC Dept. of City Planning, liaison with CB7

Michael Hecht, Asst Commissioner "NYC Business Solutions," NYC Dept. of Small Business Services

Rafe Evans, VP, Walker Malloy Real Estate

Margie Russell, Executive Director, NY Association of Realty Managers

Peter Arndsten, District Mgr., Columbus/Amsterdam Bid (96-110th Street)

Doug Griebel, Columbus Avenue BID Chairperson (67-82nd Street)

Honorable Gale Brewer, NY City Council Member

Hope Cohen, Chairperson of CB7-Manhattan

Commerce Committee Members, CB7 Board Members, community merchants and shoppers

Submitted by: Madge Rosenberg, Commerce Committee

Parks and Preservation Committee

Lenore Norman, Chairperson

July 14, 2005

Chair Lenore Norman opened the meeting at 7:15 p.m. The following items were discussed:

I. Update by the Department of Parks and Recreation on the proposal to construct paved paths along the "desire lines" between Riverside Drive and the service road from West 99th to 101st Streets.

Margaret Bracken, Landscape Architect, Riverside Park, presented the plans for this seriously eroded pathway of between 70,000 to 100,000-feet in length and 6-feet in width. The material to be used is "exposed" asphalt, a softer quality asphalt that is more naturalistic and appealing looking than what is there now. A berm will be created on one side to encourage people to stay on the path and to control water from settling on the walkway.

**Resolution to give preliminary approval to the construction of paved pathways between Riverside Drive and the service road from West 99th to 101st Street by S. Fine, seconded by K. Neuwelt. Unanimously approved.**

**2. Presentation by the Central Park Conservancy on the reconstruction of the West 110th Street playground.**

**Gary Dearborn, Senior Landscape Architect and Jeannine Freed, Assistant Landscape Architect, the Central Park Conservancy presented the plans for the reconstruction of the playground. Few changes have been made since it was built in the 1930's, and it has not served the needs of the community well. Private funds, totaling \$600,000, have been contributed for the reconstruction. With the objective of safety and accessibility, a new park entrance in the center of the playground will be created. There will be three separate play areas, circular in shape. The center area will be open space for water play and other active games when the water cannot be used. The area to the east, which is shadier, will be for preschool children and will have bucket swings, a sand box and appropriate climbing equipment. The area to the west will consist of the larger, more advanced play structures, appropriate for young school-age children. The 7-foot steel picket fence surrounding the playground will be replaced with one 5-foot high. No bathroom facilities could be provided because of the expense, but there are facilities at the nearby Dana Discovery Center. No trees will be removed for the new design. New seating areas and an accessible drinking fountain will be provided. The selection of colors and finishes will be chosen to compliment the rustic character of the surrounding park, and natural materials, such as stone and wood, will be employed wherever possible.**

**The Conservancy has not held a formal meeting with the community on the plans, but has spoken with parents who bring their children to the playground, who have reacted favorably.**

**S. Fine commented that the population served is appropriate and the design, offering intimacy, is a good choice**

**A resolution to approve the reconstruction of the 110th Street Playground was made by P. Gunther, seconded by K. Neuwelt. Unanimous approval was given.**

**Certificate of Appropriateness Applications:**

**3. Presentation by the NYC Police Department on the renovation of the Central Park Precinct Station located off of the West 86th Street transverse.**

**Presentations were made by Fred Basch and Jayne Rattner, the Associate Project Manager and Project Manager of Karlsberger Architects and Claudia Kavenagh, Director of Building Conservation Associates, Inc., hired by the NYC Police Department.**

Built in 1871 by Jacob Wrey Mould as the first building of a Parks Administration Complex, the conversion to the Central Park Police Precinct took place in 1936. Originally, it was a stable for the police horses. It is built around a central courtyard. This High Victorian Gothic Cottage style building is one and one-half stories in height. The exterior walls are mostly brownstone and the roof is slate-covered mansard with repeating small dormer windows and Gothic arches that encircle the central courtyard. The building, which has been designated a national and NYC landmark, is surrounded by Parks Department property. The reservoir is to the north and the Great Lawn to the West. There are 254 officers, 40 auxiliary officers and 15 civilians stationed in the precinct. In 2001, the building was determined unusable and a temporary building was built in the parking lot.

The architects of the Police Department, separate from the Parks and Recreation Department, plan to bring back the look of the original design by replacing the bricks that were used to reinforce the brownstone facade with brownstone. In order to give adequate space to the main desk, to which everyone coming into the Precinct must report, a structure was designed in the courtyard to provide a central entranceway and more space for additional and upgraded technology, security and communications. This new structure would consist of a lightweight copper canopy raised several feet higher than the original building over glass enclosed sides and front, letting in light and providing a more open feeling. The curved roof canopy was designed so that rain water would be automatically shed. The new roof would be somewhat visible from the reservoir, the great lawn and the bridal path, which is parallel and to the north of the precinct.

K. Neuwelt raised concern about the design of the new structure and parking spaces for too many cars.

NYC Design and Construction spoke in favor of the renovation. Gary Dearborn, on behalf of the Central Park Conservancy, stated that the Conservancy could not formally comment, but that their preservation plans were well thought out.

Resolution to approve was made to approve the general direction of the plans by K. Neuwelt, seconded by L. Norman, with reservations about the canopy and the parking lot. Unanimous agreement.

4. 450 Amsterdam Avenue d/b/a Land (Thai Kitchen) (West 81st). Application #057395 to the Landmarks Preservation Commission to legalize the installation of a storefront infill.

Architects Stanford Chan and Thida Thongthai and restaurant owner David Bails described the new design that will remove the existing violations of lighting fixtures, electrical conduits and junction boxes on the storefront of the

restaurant. The details for the new proposed storefront plans were described and provided in a handout.

Resolution to approve was made by P. Gunther, seconded by L. Norman. Unanimous agreement.

**5. 119 West 82nd Street (Columbus - Amsterdam Avenues). Application #3056209 to the Landmarks Preservation Commission to construct a rooftop addition.**

Jay Butler, engineer, presented the plans for the brick rooftop addition that would be 32' x 19" x 8 1/2' high and 17 ' back from the front of this five story cooperative building. The Landmark Commission's objections were resolved with the reduced size of the addition and being placed further back on the roof. All the cooperatives have given their approval to this addition, which is only visible from 82nd Street.

Questions were raised by members about the design of the windows. Chair L. Norman stated a good number of letters were received all objecting to them. The Committee asked that the engineer present the plans to the Committee at a meeting at 6:30 p.m. prior to the full Board meeting on Tuesday, September 6th when the item would be on the agenda.

**6. 336 West 71st Street (West End Avenue). Application to the Landmarks Preservation Commission to extend the front chimney and replace the existing retaining wall.**

Jason Gold, architect, presented the plans for the conversion of this building from a multiple to a single-dwelling. Owner Brian Roth contributed to the discussion. The Commission staff approved the original requests, but for the meeting with the Commission members, scheduled for next month the restoration of the portico and grillwork were added.

a. The chimneys from the building next door at 338 and this building would be straightened since they are both on an angle and raised several feet. Only old brick will be used and only the front chimney will be visible from the street.

b. Originally, there was a double portico with the building next door, but since that was removed, it would be a single portico, which the owner wants to restore. It would be stucco but faced in brownstone color.

c. The owner would like a new look to the grillwork, but is willing to keep the original iron grillwork, which the Committee recommended.

d. The retaining wall will be replaced by moving it forward a little less than 3 feet and adding a 8 inch ledge on which there will be "Juliet" balcony.

Resolution to approve the requests was made. Unanimously approved.

**7. 169, 171 and 173 West 81st Street. Application #057395 to the Landmarks Preservation Commission to install bracket signs.**

**Simom Thierer, Architect, presented the request for installing the commercial signs in these three bricked over brownstones. Three would be at the parlor level and six below street level. Each one is angled, as recommended by the Commission, and attached to the window frame joints with metal brackets painted black.**

**Resolution to approve was made by S. Fine, seconded by P. Gunther. K. Neuwelt approved the resolution. L. Norman abstained.**

**8. 2360 Broadway, aka 201 - 225 West 86th Street, The Belnord Apartments (Broadway - Amster-dam Avenue) Application #056209 to the Landmarks Preservation Committee to install new entrance gates and a new security guard booth.**

**Richard Saunderson, associate architect, Avinash K. Maalhotra, architect, presented the need to replace the iron gates that were installed in the 1950's, but are not the original ones. The design of the new ones is more ornate. They would cover both the vehicular and pedestrian entrances to the courtyard of this building that covers an entire block.**

**The original Security Guard booth from 1904, that sits just inside the gates, would be replaced by a modern booth that has polished brass designs around the windows and door.**

**Resolution to approve made by K. Neuwelt, seconded by P. Gunther. S. Fine voted to approve. L. Norman abstained.**

**9. Department of Parks and Recreation Request for Proposal for operation and management of an outdoor holiday gift market at Columbus Circle, Central Park**

**The Committee spoke positively about first Christmas gift market that was held in 2004 at Columbus Circle and unanimously approved the Department's request that another one be held this year.**

**The meeting was adjourned at 10:20 p.m.**

**Committee Members Present: Lenore Norman, Klari Neuwelt, Sheldon Fine and Phyllis Gunther. Committee Members Absent: Gabrielle Palitz, Patricia Stevens.**