

**Full Board Meeting Minutes
Helen Rosenthal, Chairperson
Jewish Home & Hospital Lifecare
May 6, 2008**

Helen Rosenthal called the meeting to order at 7:15 pm.
Minutes from previous full board meeting were **approved**: 25-0-5.

Chairperson’s Report: Helen Rosenthal

Ms. Rosenthal reported on the question of the month – “What quality of life law would you change?” People mentioned noise, cleaning up after their dogs, and delivery bikes. She noted that the question for the next month will be whether people are in favor of more or less parking in the district and that people could provide their answers on the CB7 website. CB7 will have a presence at 5 of the street fairs and Ms. Rosenthal asked people to sign up to help table. The Riverside South working group will meet on May 22nd; Development & Infrastructure working group will be meeting and reporting back to the full Board, the Retail Working Group and the Enclosed Sidewalk Café task force will also be meeting soon. She also discussed the state of affairs for the Stern residents and the JHH plans and noted that through the efforts of the Board and the elected officials that the Stern residents were being offered spots in the Kaufman building.

Elizabeth Starkey and Melanie Wymore reported on the work of the Green Committee, and introduced Gill Krulich of the B’nai Jeshurun Environmental Action Hevra/Action Group. He spoke efforts to Green BJ, focused on “greening” the facility and encouraging environmentally sensitive efforts by members of the Congregation by getting individual members to pledge to a set of environmental efforts. Ms. Wymore mentioned the Idle-Free NYC press conference at City Hall on 5/6 at 10AM, and several computer/electronic recycling events on the west side of Broadway between 102nd and 103rd Streets on 5/17 from 10am -4pm, 5/18 from 10am -4pm, 5/19 from 4-7pm.

District Manager’s Report: Penny Ryan

In response to the question of the month answers, Ms. Ryan reported the following:

- The Sanitation Dept is policing locations where people are not cleaning up after their dogs. Report locations to CB7.
- Transportation Alternatives, in conjunction with the 20 and 24 Precincts and with funding from Coalition for a Livable West Side, is beginning a program in mid-June to get restaurants to comply with the commercial delivery bike regulations.

As part of the Manhattan Borough President’s “Borough Watch”, CB7’s District Services Cabinet has launched “District Watch”, which will monitor construction sites and CD7. 14 buildings are under construction. There are 2 problem locations – PWV on Columbus Avenue re: construction logistics and traffic flow, and the other is 78th and Broadway – problems related to the tight site, sidewalks, etc. DEP is in phase 2 in the implementation of the noise code. 150 Amsterdam (West 66th Street) is an example of good noise mitigation and site management.

Public Session

Sonia Stetkiewych – JHH will offer the Kaufman building as a relocation option for the Stern tenants and has established a range of relocation options with financial subsidies.

Maggie McLean – Expressed appreciation for the efforts of the Board and the elected officials in helping the Stern tenants find housing at the Kaufman building.

Colin Oliver Johnson – Concerned about delivery and private bikers, who pose a danger to pedestrians.

Peter Goldwasser, Director, Transportation Alternatives' UWS Streets Renaissance Campaign - Program encourages safer and more environmentally sustainable transportation options on the West Side, including the bike worker safety campaign.

Winifred Armstrong, Park West Village - 21 street trees on the east side of Columbus Avenue from 97th-100th Streets have been transplanted; 3 are on West 97th Street and the rest have been distributed throughout the City. The developer has posted a bond with the Parks Department, will maintain the trees, and replace them when construction is complete.

Barbara Earnest, Park West Village History Group and CB7 Historian from the Manhattan Borough President's Office - Discussed updating the PWV History Brochure.

Robin Scatell, Department of Parks & Recreation - Announced Summer on the Hudson 2008 at Riverside Park South, which includes various performances, movies, children's programs, and the Upper West Fest at Symphony Space. A link is available to www.nyc.gov/mcb7.

Laura Mulvihill – NYS Epic program, spoke about the state program that helps seniors pay for their prescription drugs.

Peter Arndsten, Columbus-Amsterdam BID - Announced new local history tours.

Manhattan Borough President's Report: Sari Bernstein

- Ms. Bernstein reported on efforts to get a new school built on the Upper West Side to address new development and school overcrowding.
- The Department of Buildings is considering revoking construction permits for Columbus Village based on court findings.
- PRIDE day at the MBPO will support legal rights for LGBT community.

Reports by Legislators

Council Member Melissa Mark-Viverito

- Introduced MCB11 members whom she invited to attend a MCB7 meeting.
- 125th Street rezoning plan has opened up for affordable housing and home ownership; urged people to look at it in terms of how policy can be pushed through zoning.
- With funding from Assembly Member Danny O'Donnell, Stern residents will get legal assistance.
- Working on illegal hotel issues with the SRO Law Project and on building safety legislation.
- She stands firmly behind the funding of her own member items.

Council Member Gale Brewer

- LaGuardia High School won the competition for "Green" cloth bag design; will bring to next full board meeting and will distribute at Fairway with Council Member Simcha Felder on May 11.
- Working on allowing 16-17 year olds to be voting members of community boards.
- Working to increase transparency for funding for various not-for-profits; Speaker Quinn has \$20-40 million for her allocation; Members have \$10 million
- Announced her annual district office open house in mid-May.

Reports by Legislative Representatives

David Weinberg, Assembly Member Linda Rosenthal's office – Disappointed that congestion pricing did not pass; sponsored agricultural education day; working PCB problem at PS 199.

Micah Lasher, Congressman Jerrold Nadler's office – Letter to the Department of Health on the licensing of the Atria Assisted Living program, 333 West 86th Street, and the treatment of rent regulated tenants; helping keep jobs in the Brooklyn industrial waterfront; reprogrammed \$6 million allocated for construction of tunnel

under Riverside Boulevard to accommodate a relocated Miller Highway to transportation amenities for Riverside Park South.

Dan Berger, Congressman Charles Rangel’s office – Working on getting more food stamps into the farm bill, angered at the Sean Bell verdict, and announced that HPD denied the sale of Trinity House; thanked everyone and announced his return to graduate school.

Carmen DeLaRossa –Assemblyman Daniel O’Donnell’s office - New legislation on the transportation and the environment

Michael Kaplan, Assembly Member Richard Gottfried’s office – Disappointed about congestion pricing, pleased with health care developments in the State budget and the CHIP expansion.

Jarred Chausow, State Senator Tom Duane’s office – holding forum on “Dignity for All Students Act” to prevent harassment and school bullying, a rent reform bill to make the rent guidelines board more democratic.

Matt Bitz, Council Member Inez Dicken’s Office – Thanked for the UWS for interest in the 125th Street Rezoning

Michael Meade, State Senator Eric Schneiderman’s office – Thanked the Board for its support of the Climate Change Solutions Act, opposed to lowering the gas tax. Board members asked about efforts to get money for the MTA.

Calvin Solomon, New York County DA’s Office – Working on homeless condition on West 87th Street, gun forum was successful.

Sandra Duque, Comptroller William Thompson’s office – Attended the Mitchell-Llama coalition breakfast, supportive of affordable housing, concerned about restructuring of the senior services, and referenced an Asian heritage event.

Business Session

Youth, Education & Libraries Committee

Alberto Cruz and Luis O. Reyes, Co-Chairpersons

1. The resolution to approve the NYC Council resolution calling upon the New York State Legislature to amend the New York Public Officers Law to allow 16- and 17-year-olds to be appointed to and serve on New York community boards as full participating members was adopted: 24-7-3-0.

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

2. West 97th Street Greenmarket.

The resolution to approve application #M7-050 to the Mayor’s Office of Street Activity Permits to conduct a farmers’ market on Fridays on the north side of West 97th Street between Amsterdam and Columbus Avenues was adopted: 33-0-0-0.

Sheldon Fine (for Jean Green Dorsey/Westgate) – Expressed strong support for the market because it provides quality produce at reasonable prices.

3. **West 75th Street & West End Avenue.** The resolution to approve the request by the West 75th Street Block Association for a building plaque in honor of Ms. Joan Franklin was adopted: 35-0-0-0.

4. **249-251 Columbus Avenue (West 71st – 72nd Streets.)** The resolution to approve renewal application DCA# 1103658 to the Department of Consumer Affairs by CMR, Corp., d/b/a Café Ronda, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 19 seats was adopted: 35-0-0-0.

5. **430 Amsterdam Avenue (West 81st Streets.)** The resolution to approve renewal application DCA# 1096363 to the Department of Consumer Affairs by Third Avenue Restaurant, Inc., d/b/a Jakes’ Dilemma, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 21 seats was adopted: 35-0-0-0.

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- 6. 511 Amsterdam Avenue** (West 84th – 85th Streets.) The resolution to approve renewal application DCA# 1190694 to the Department of Consumer Affairs by Hale Hospitality, LLC, d/b/a The Neptune Room, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 20 seats was adopted: 35-0-0-0.
- 7. 642 Amsterdam Avenue** (West 91st Street.) The resolution to approve renewal application DCA# 1130054 to the Department of Consumer Affairs by Miyako Sushi Corp., d/b/a Miyako Sushi, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats was adopted: 35-0-0-0.
- 8. 668 Amsterdam Avenue** (West 92nd –93rd Streets.) The resolution to approve renewal application DCA# 1139454 to the Department of Consumer Affairs by Talia’s Restaurant Group, LLC, d/b/a Talia’s Steakhouse & Bar, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 36 seats was adopted: 35-0-0-0.
- 9. 2737 Broadway** (West 105th Street.) The resolution to approve renewal application DCA# 1109932 to the Department of Consumer Affairs by The Westside of Broadway Rest Group, Inc., d/b/a Carne, for a two-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats was adopted: 35-0-0-0.
- 10. 285 Columbus Avenue** (West 73rd Streets.) The resolution to approve renewal application DCA# 1190722 to the Department of Consumer Affairs by Tenzan New York Corp., d/b/a Tenzan, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 21 seats was adopted: 35-0-0-0.
- 11. 466 Amsterdam Avenue** (West 82nd – West 83rd Streets.) The resolution to approve new application DCA# 1276898 to the Department of Consumer Affairs by Sushi Hana Japanese Fusion, Inc., d/b/a Sushi Hana, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 22 seats was adopted: 35-0-0-0.

Parks & Preservation Committee

Klari Neuwelt and Lenore Norman, Co-Chairpersons

- 12. Hamilton Fountain, West 76th Street, Riverside Park.** The resolution to approve Department of Parks & Recreation’s proposed plan for the restoration of the fountain and the reconstruction of the adjacent plaza was adopted: 34-0-0-0.
- 13. 366 Columbus Avenue, d/b/a Shake Shack** (West 77th Street.) The resolution to approve the application to the Landmarks Preservation Commission for modifications to the design of the restaurant façade was adopted: 29-4-1-1.
- 14. 316 West 75th Street** (West End Avenue.) The resolution to approve application #06-2657 to the Landmarks Preservation Commission for a penthouse addition was adopted: 33-0-1-0.
- 15. 49 West 72nd Street** (Columbus Avenue - Central Park West.) The resolution to approve the application to the Landmarks Preservation Commission for rear extension at the penthouse level was adopted: 34-0-1-0.

Present: Helen Rosenthal, Barbara Adler, Andrew Albert, Linda Alexander, Lindsey Boylan, Hope Cohen, Page Cowley, Alberto Cruz, Mark Diller, Miki Fiegel, Sheldon J. Fine, Paul Fischer, Sonia Garcia, Marc Glazer, Rosa Gonzalez, Molly Gordy, Phyllis E. Gunther, David Harris, Robert Herrmann, Bobbie Katzander, Barbara Keleman, Blanche E. Lawton, Daniel Meltzer, Lillian Moore, Johnetta Murray, Lenore Norman, Anne Raphael, Luis O. Reyes, Oscar Ríos, Madge Rosenberg, Jeffrey Siegel, Elizabeth Starkey, Melanie Wymore, George Zeppenfeldt-Cestero and Dan Zweig. **Absent:** Richard Asche, Victor Gonzalez, Lawrence Horowitz, Ulma Jones, Gabrielle Palitz, Michele Parker, Sharon Parker-Frazier, Melanie Radley, Liz Samurovich, Ethel Sheffer, Charles Simon, Barbara Van Buren, Thomas Vitullo-Martin. **On Leave:** Chaumtoli Huq and Klari Neuwelt.

Parks & Preservation Committee Minutes
Klari Neuwelt and Lenore Norman, Co-Chairpersons
May 8, 2008

1. Discussion of expansion of the West End Avenue Historic District. This topic has become a pressing issue because of the recent trend of developers to purchase small brownstone groups outside the landmark districts to tear down and replace with new high-rise construction. At present, there are two pairs of brownstones whose existence are threatened: 732-734 WEA (between 95th and 96th Street), and 508-510 WEA (between 84th and 85th Streets); both pairs are owned by the developer Alan Sackman. 732-734 WEA are vacant, and a demolition permit could be taken out at any time. 508-510 WEA still house several rent stabilized tenants.

Last summer, in response to the imminent threat to these brownstones in particular and to halt the trend in general, West End Preservation Society (WEPS) was established. Richard Emery described what the group has been doing on both fronts. To forestall the demolition of the four brownstones, they have hired an engineer to analyze the potential structural impact that demolishing 732-734 WEA would have on the adjacent structures. They have also hired a landlord-tenant attorney to help protect the tenants of 508-510 WEA. For the longer term preservation effort, they have engaged preservationist Andrew Scott Dolkart of Columbia University to study the area and define the boundaries of a plausible historic district. WEPS has the unanimous support of the elected officials (March 19, 2008 letter of support to Mayor Bloomberg).

West End Avenue is unique in Manhattan today in being the longest, almost unbroken run of pre-war residential and institutional buildings, largely dating from the late 1800's to the 1930's. Composed of a nearly continuous wall of taller apartment buildings interspersed with small pockets of largely intact row houses and individual institutional structures, West End Avenue retains a strong historical sense of architectural place.

Approximately twenty-five to thirty community members attended and participated in the discussion, all in favor of designating the WEA corridor; several also described previous efforts to designate portions of WEA. Committee discussion focused on defining the corridor boundaries. It was decided to limit the proposed district to the strip along WEA from 70th Street to 107th Street as being the clearest and simplest delineation. Page Cowley suggested that WEPS also pursue designation at the state level. The committee applauded WEPS' multi-pronged efforts.

Resolution to APPROVE the request for a prompt hearing at the Landmarks Preservation Commission to consider the designation of West End Avenue corridor from 70th to 107th Streets as a Historic District, and also to urge LPC to designate this Historic District.

Committee members: 7-0-0-0. Non-Committee Board members: 2-0-0-0.

2. 334 West 89th Street (West End Avenue – Riverside Drive.) Application #084655 to the Landmarks Preservation Commission for installation of garbage bins at front yard. Steve Wygoda, the architect for the project presented the proposal, assisted by Michelle Bonney of Cornerstone Management. Mr. Wygoda and Ms. Bonney showed photos and described the current conditions at the building and along West 89th street, which consist of garbage cans sitting out along the curb and at the building perimeters and in their front yards. Generally uncontained within any enclosures, the garbage cans and their contents, which sometimes spill out onto the sidewalk, present a serious eyesore at this building and elsewhere along the block as well as unsanitary conditions.

The design solution proposed was to enclose the trash cans in a simple metal enclosure, painted black. The committee had concerns with several specific aspects of the design in terms of the height and solidity of the enclosure, the extent to which the enclosure blocked views of the building from the street and also blocked light to the basement level windows of the building itself. While the design of the trashcan enclosure is a relatively small element itself, the committee felt it important to address it in detail as the design solution would be precedent-setting for the treatment of future trashcan enclosures along the block.

Mr. Wygoda agreed to postpone his hearing at the Landmarks Preservation Commission and to come back to the Committee in June with a revised design that responds to the Committee's concerns, while meanwhile continuing to work with LPC staff in connection with any proposed changes to the design.

3. Riverside Park South. Presentation on the proposed design for the outdoor café at Pier I and the operation of the temporary café this summer.

John Herrold, Riverside Park Administrator, Margaret Bracken, Asst. Landscape Architect for Riverside Park, and Jim Dowell, President of Riverside Park Fund, were all in attendance.

The project was presented architect Buck Moorhead (firm: Buck Moorhead Architect), and by Pier I concessionaire John Krevy and his wife Angela.

Currently, Pier I, a seasonal food concession stand, is housed in a temporary kiosk. Mr. Moorhead and Mr. Krevy presented the preliminary design ("design development" phase) for the permanent facility, which is composed of two structures. The food service component will be housed in a long narrow arc-shaped structure. The support building (for storing food and supplies, and containing the rest rooms) will be a compact rectangular-shaped structure eastward of the food service building, and across the bike path from it.

The overall design draws from the post-industrial nature of the site – situated below the elevated roadway of the West Side Highway above. Both structures will be constructed using various types and finishes of metals. They will be light in feel and open to the air and to breezes off the river, employing no mechanical cooling. In addition to their common industrial vocabulary, the two buildings relate through their angled roof structures.

The committee applauded the preliminary design and expressed appreciation for being included in the ongoing discussions about the design. Programmatic and operational questions were raised regarding the clarification of where to place food orders through better signage. Signage was also discussed with respect to finding ways to keep the tables and chairs in the adjacent plaza from being shifted around, which currently creates congestion on the plaza. Two tenants from a nearby building on West End Avenue expressed concern for controlling cooking odors. Mr. Krevy agreed to address all these issues. The committee looks forward to having further discussion about these issues at the Pier I site in the near future.

Resolution to APPROVE the preliminary design of the Pier I food service kiosk and support building.
Committee members: 5-0-0-0. Non-Committee Board Members: 2-0-0-0.

4. Update of the committee's section of CB7's District Needs Statement for Fiscal Year 2010. Since it was late and the committee had no printed materials about the budget priorities or District Needs Statement, this discussion was put off. Klari will ask the board office to circulate last year's District Needs Statement to committee members for them to review and comment on in the near future.

COMMUNITY BOARD 7 Manhattan

Parks & Preservation Minutes, continued

The meeting concluded at 10:30 pm. Meeting minutes prepared by Gabby Palitz, May 11, 2008

Present: Klari Neuwelt, Miki Fiegel, Phyllis E. Gunther, Blanche E. Lawton, Gabrielle Palitz and Jeffrey Siegel. **Board Members:** Paul Fisher and Mark Diller. **Absent:** Lenore Norman.

**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
May 13, 2008**

Co-Chairs called the meeting to order at 7:10 PM.

Cullen Johnson, West 76th Street Block Association, reported that bike delivery people, in violation of the law, frequently use the sidewalks, creating a danger for people and animals. The BA has been in touch with the 20th Precinct. The Committee expressed concern about this on-going district problem and agreed to invite representatives from the 20th and 24th Precincts to the next meeting to discuss enforcement.

West 106th Street, Central Park West-Riverside Drive. NYC Department of Transportation proposal to install bike paths on the north and south sides of West 106th Street.

DOT presented the proposal at the April committee meeting and held a subsequent meeting with area stakeholders. DOT selected the street because of its width and relatively light traffic and wants to install the lanes by July. The Duke Ellington Boulevard Neighborhood Association (DEBNA) conducted surveys and had its own meeting on the plan.

Peter Arndsten, Director, Columbus-Amsterdam Avenue BID, supports the lanes, but suggested that the plan be reconfigured to include other streets, thus minimizing possible opposition.

Jean Jaworek, DEBNA, distributed correspondence sent to the committee co-chairs expressing concern about the proposal on several grounds, including DOT's failure to communicate the plan adequately to the affected community; the proposed route; construction disruptions from the Jewish Home & Hospital construction scheduled to begin within a year; existing congestion caused by JHH's and Red Oak's operations; and the bus terminus at Broadway and 106th Street.

DEBNA highlighted its survey conducted in various sites along the route. Results indicate agreement that there should be accommodations for cyclists, but also indicate the need for community consultation and input. Delay in installing the lanes was supported by responders in order to explore alternate routes and review the problems it cited.

A motion to postpone action a month was not adopted.

A motion to approve on a conditional basis for one year with a 6-month report from DOT as to effectiveness and safety and to have MCB7 hold a meeting in six months to ascertain community reaction was adopted:

Committee: 9-1-0-0; Board members: 3-0-0-0; Public members: 3-0-1-0

Application #1278273 to the Department of Consumer Affairs by Khan Newsstand to construct and operate a newsstand at the northwest corner of Broadway and West 87th Street.

Naveed Kahn, owner, presented the application. He did not have plans or materials because they had been submitted to the Department of Consumer Affairs.

The Committee discussed the need for another newsstand in the area and if it is permissible to have one in front of a bank. CEMUSA, under the Coordinated Street Furniture Franchise, has the City contract to install a newsstand. Mr. Kahn was aware of this.

Pending receipt of pictures, plans and materials, a resolution to approve the application was adopted:

Committee: 7-3-0-0; Board members: 2-1-0-0; Public member: 0-1-0-0.

695 Amsterdam Avenue (West 94th Street.) Renewal application #B01527 to NYC Taxi and Limousine Commission by New Family Radio Dispatcher, Inc. for a For-Hire base station license.

Elida Batista, administrator, presented the application.

At the request of a committee member, Mr. Batista agreed to review internal operations to assure better customer service.

There being no changes in the operation, a resolution to approve was adopted: Committee: 9-0-0-0; Board members: 3-0-0-0; Public members: 2-0-1-0.

Unenclosed Café Renewal Applications:

183 Columbus Avenue (West 68th Street.) Renewal application DCA# 0835735 to the Department of Consumer Affairs by V K Food Shop Inc., d/b/a Elite Cafe, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 11 seats.

Applicant did not attend. No action taken.

193 Columbus Avenue (West 69th Street.) Renewal application DCA# 1216111 to the Department of Consumer Affairs by Yunhua on Columbus, Inc., d/b/a Empire Columbus Kyoto , for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Thane Chen, manager, was present. Correction was made to 6 tables and 12 seats.

There being no changes in the operation, a resolution to approve was adopted: Committee: 9-1-0-0; Board members: 3-0-0-0; Public member: 0-0-1-0.

241 Columbus Avenue (West 71st Street.) Renewal application DCA# 0895637 to the Department of Consumer Affairs by Burrito Junction, Inc., d/b/a Harry's Burritos, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 36 seats.

Ronny Almgren, general manager, was present.

Resolution to approve was adopted: Committee: 9-1-0-0; Board members: 3-0-0-0; Public members: 1-1-0-0.

414 Amsterdam Avenue (West 80th Street.) Renewal application DCA# 1016775 to the Department of Consumer Affairs by Bek Enterprises, Inc., d/b/a Savann Restaurant, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 17 seats.

Galip Pzbek, owner, was present.

Resolution to approve was adopted: Committee: 8-1-0-0; Board members: 3-0-0-0; Public members: 1-1-0-0.

433 Amsterdam Avenue (West 81st Street.) Renewal application DCA# 1027125 to the Department of Consumer Affairs by Haru Amsterdam Avenue Corp., d/b/a Haru, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.

Seth Rose, director of operations, was present.

Resolution to approve was adopted: Committee: 9-1-0-0; Board members: 3-0-0-0; Public member: 0-1-0-0.

483 Amsterdam Avenue (West 83rd Street.) Renewal application DCA# 1027927 to the Department of Consumer Affairs by Good Enough to Eat Uptown, LTD, d/b/a Good Enough to Eat, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 31 seats.

Carrie Levin, manager, was present. Correction made to 6 tables and 15 seats.

Resolution to approve was adopted: Committee: 9-1-0-0; Board members: 3-0-0-0; Public members: 1-1-0-0.

570 Amsterdam Avenue (West 87th – 88th Street.) Renewal application DCA# 1068447 to the Department of Consumer Affairs by Rancho West Corporation d/b/a Rancho, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

Carol Cavello, manager, was present.

Resolution to approve was adopted: Committee: 9-1-0-0; Board members: 3-0-0-0; Public members: 1-1-0-0.

654 Amsterdam Avenue (West 92nd Street.) Renewal application DCA# 1131538 to the Department of Consumer Affairs by Yaki Inc., d/b/a Pizzabolla, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 12 seats.

Applicant did not attend. [Owner reported withdrawal of application. Resolution to disapprove will be presented to the Committee on June 3.]

2756 Broadway (West 106th Street.) Renewal application DCA# 0890575 to the Department of Consumer Affairs by Wild Rose Mgmt, Inc., d/b/a Meridiana , for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 31 seats.

Alar Nicolosis, manager, was present.

Resolution to approve was adopted: Committee: 10-0-0-0; Board members: 3-0-0-0; Public members: 2-0-0-0.

New Unenclosed Sidewalk Café Application:

594 Amsterdam Avenue (West 89th Street.) New application DCA# 1279077 to the Department of Consumer Affairs by Papa Fresh, Inc., d/b/a Papa John's Pizza, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 24 seats.

Richard Schragger, president, presented new plans without tables and chairs on West 89th Street, thus reducing the overall seating. Committee requested reconfiguration of tables to follow the building line. Will submit revised plans.

Resolution, on the condition that revised plans be submitted, to approve was adopted: Committee: 8-0-0-0; Board members: 1-0-2-0; Public member: 0-1-0-0.

1900 Broadway (West 63rd Street.) New application DCA# 1259520 to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a two-year consent to operate an unenclosed sidewalk café with 19 tables and 38 seats.

Brett Traussi, operations director, was present. He stated (with DOT's affirmation) that the existing bicycle racks which are in front of his restaurant would be relocated nearby. He will correct his plans to meet DOT's approval. Resolution to approve was adopted: Committee: 9-0-0-0; Board members: 1-0-1-0; Public members: 3-0-0-0.

2012 Broadway (West 69th Street.) New application DCA# 1282959 to the Department of Consumer Affairs by Nanoosh Broadway, LLC, d/b/a Nanoosh, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Huntley Gill, architect, was present. Resolution to approve was adopted: Committee: 7-1-0-0; Board members: 1-0-1-0; Public members: 2-0-0-0.

2170 Broadway (West 77th Street.) New application DCA# 1283503 to the Department of Consumer Affairs by CGM OTA LLC, d/b/a The Fatty Crab, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Michael Kelly, expeditor, was present. Resolution to approve was adopted: Committee: 8-0-0-0; Board member: 0-0-1-0.

2178 Broadway (West 77th Street.) New application DCA# 1282510 to the Department of Consumer Affairs by NS 77th Street LLC, d/b/a The West Branch, for a two-year consent to operate an unenclosed sidewalk café with 20 tables and 40 seats.

Tom Valente, owner, and Sue Klein, treasurer, were present. Resolution to approve, on the condition that revised plans showing a 9-foot café are submitted, was adopted: Committee: 8-0-0-0; Board members: 0-0-1-0; Public member: 1-0-0-0.

467 Columbus Avenue (West 82nd – West 83rd Streets.) New application DCA# 1279912 to the Department of Consumer Affairs by Water Moon at NYC, d/b/a Water Moon, for a two-year consent to operate an unenclosed sidewalk café with 3 tables and 12 seats.

Alan Lee and Jeff Qiu, owners, were present. Resolution to approve was adopted: Committee: 7-1-0-0; Board members: 0-0-1-0; Public member: 1-0-0-0.

201 West 95th Street (Amsterdam Avenue.) New application DCA# 1282774 to the Department of Consumer Affairs by 201 Rest. 95th Street Corp., d/b/a Buceo 95, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 21 seats.

Jim Petersen, owner, was present. The committee felt that 3 seats should be removed, and Mr. Petersen agreed to submit revised plans. Resolution to approve, on the condition that revised plan are submitted, was adopted: Committee: 6-2-0-0; Board member: 0-0-1-0; Public member: 1-0-0-0.

2637 Broadway (West 100th Street.) New application DCA# 1280169 to the Department of Consumer Affairs by Sav Associated, Inc., d/b/a Turkuaz , for a two-year consent to operate an unenclosed sidewalk café with 16 tables and 32 seats.

Michael Kelly, expediter, and Ilhan Cubujcogzu, owner, were present. Resolution to approve, on the condition that revised plans are submitted, was adopted: Committee: 7-1-0-0; Board member: 0-0-1-0; Public member: 1-0-0-0.

District Needs Statement

Committee will submit ideas after receiving last year's DNS.

New Business

Problems with the free give-away newspapers & the litter they create in the subways was discussed. We will contact circulation departments of AM New York and Metro, to see if they can be persuaded to use the metal stands, which prevent papers from blowing around.

John Peluso, of West 85th Street, discussed problems with some loading zone signs, which don't relate to actual loading zones any more. He requested the committee look at these and see if the areas can be returned to parking. He also mentioned Atria's loading zone. Finally, he said some street signs have come down in the vicinity of 87th & Broadway.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Ulma Jones, Bobbie Katzander, Barbara Keleman, Blanche E. Lawton, Anne Raphael and Oscar Rios.

Business & Consumer Issues Committee Minutes
George Zeppenfeldt-Cestero & Michelle Parker, Co-Chairperson
May 14, 2008

1. 2170-2178 Broadway. New application to the NYS Liquor Authority for a two year on-premise liquor license for CGM OTA LLC d/b/a The Fatty Crab Restaurant. Applicants/Owners Alan Gardner, Larry Goldenberg, Zacarry Pelaccio and Rick Camac were present. They also currently own a Fatty Crab Restaurant located at 643 Hudson Street. The new restaurant will have 58 seats available of which 13 are bar seats. The Fatty Crab Restaurant would serve Malaysian food and would be located inside the On the Ave Hotel building which is on 77th Street between Broadway and Amsterdam. The hotel would be handling the restaurant garbage. They also were approved for a sidewalk café that would seats 24 people and a retractable awning would be installed to minimize noise and cigarette smoke.

Resolution: Committee **approved** the application through their method of operation
Committee: 4-0-0-0. Board Member: 2-0-0-0.

2. 220 West 79th Street. New application to the NYS Liquor Authority for a two year on-premise beer and wine liquor license for KT d/b/a Yama Japanese Restaurant. General Manger, Yozo Nakamura was present. The applicants currently own four other Yama Japanese Restaurants, located at 308 East 49th Street, 38-40 Carmine Street, 92 West Houston Street and 122 East 17th Street. The new Yama Restaurant is expected to open September 2008 and would have 45 seats available. The restaurant would be open for lunch from 12:00PM – 2:15PM from Monday to Friday and open for dinner from 5:00PM – 10:30PM from Monday – Thursday, 5:00PM – 11:00PM on Friday and Saturday and it would be closed on Sunday. Although they are no current plans to use the rear-yard for dining, the location would allow “as of right” the use of the backyard for dining since it is commercially zoned.

Resolution: Committee **approved** the application.
Committee: 4-0-0-0. Board Member: 2-0-0-0.

New Business

The committee discussed ways in which the committee could get more involved with issues regarding news stands and newspaper boxes.

Present: Michelle Parker, George Zeppenfeldt-Cestero, Rosa Gonzalez and Ulma Jones.
Board Members: Lindsey Boylon. **Absent:** Anne Raphael.

Green Committee Meeting Minutes
Elizabeth Starkey and Melanie Wymore, Co-Chairpersons
May 19, 2008

1. **Idle-Free New York Legislative Initiative:** Christina Miller, from Asthma Free School Zone (AFSZ), spoke about the legislative initiative sponsored by AFSZ and Idle-Free NYC to impose a one-minute idling law for all vehicles, including ambulances not performing emergency service in NYC. The legislation (Liu Intro 2007-631) is co-sponsored by NYC council members, including Council Members Gale Brewer and Melissa Mark-Viverito. The proposal would amend existing legislation which currently permits idling for 3 minutes for all non-emergency vehicles. Ms. Miller pointed out that vehicle exhaust aggravates respiratory problems, such as emphysema and asthma, increases pollution and greenhouse emissions. Idling vehicles, passenger cars, school buses and refrigerated soft ice cream trucks, are especially dangerous in school zones because of the high number of NYC children with asthma. The group has worked with the Taxi & Limousine Commission trying to persuade them to educate their drivers. They are also working with tour bus companies. Enforcement of the current law is recognized as lax to non-existent. The committee urged them to continue their advocacy and education efforts with other community boards, the borough boards and also with the police precinct district councils. The committee voted a resolution of support for the proposed legislation:

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

Members of Community Board 7/Manhattan have raised concerns about the negative impacts of unnecessary vehicle idling in the community;

Current NYC anti-idling legislation which permits 3-minute idling, remains inadequately enforced;

Fumes from idling vehicles pose health threats, including increased risk for respiratory disease and asthma, for all residents, especially children and seniors;

Idling vehicles produce emissions that contribute to pollution and increase greenhouse emissions; therefore be it

RESOLVED that Community Board 7/Manhattan urges the NYC City Council to pass legislation reducing idling time from three minutes to one minute for all vehicles.

BE IT FURTHER RESOLVED that Community Board 7/Manhattan urges public officials to work for increased awareness and enforcement of the idling laws through, but not limited to:

- * Education of law enforcement officials about anti-idling laws.
- * Public awareness campaigns about the health dangers of vehicle exhaust.
- * Working with the Dept. Of Education and local schools to educate administrators, teachers, students and parents to the health hazards of idling.
- * Working with NYS DMV to put information on idling on NYS drivers' exams.
- * Working with NYC DOT to increase signage about idling laws and fines.

Committee vote: 3-0-0-0; Public members vote: 2-0-0-0; Members of the Public: 6-0-0-0

Green Committee Meeting, continued

2. **CB7 Carbon Footprint:** Paul Reale, public member of the Green Committee, made a power-point presentation on the different measures for determining the CB7 Carbon footprint: water, waste, fuel oil, natural gas and electricity. The committee agreed to try to find out the statistics for water usage from Dept. Of Environmental Protection, waste from the Dept. Of Sanitation, fuel oil, perhaps from NYS who charges sales tax on the sale of the fuel oil, natural gas and electricity, from Con Edison. The goal is to determine a base line and then work to reduce the carbon emissions from CB7. Paul pointed out that because buildings account for 79% of the carbon emissions in NYC, CB7, with its many large buildings, has the potential to lead the city in carbon reduction. This would mean working with building owners, managing agents and residents to make energy efficient changes in the buildings. Paul also talked about the assistance and possible grants or tax benefits from NYSERDA. The committee agreed to have a NYSERDA representative speak at a future meeting.
3. **GREEN TIPS:** Bobby Katzander talked about metal water bottles, to be filled with tap water, to replace plastic bottled water and re-usable shopping bags to help us all kick the plastic bag habit.
4. **Green Cleaning Products:** Larry Marcus who markets Green Cleaning Products spoke about green products, pointing out that the good green products list the ingredients they don't contain, as well as the ingredients they do have. Larry's rule of thumb: if it smells nasty, it's nasty. He suggested that products we commonly rely on, such as Windex and Fantastic, can be replaced with equally effective, but green products. Many of his products are sold at Supreme Hardware (W. 73rd and Columbus). Supreme will also take back your used florescent bulbs.
5. **Miscellaneous:** Cynthia Doty reminded us that the NY City Council legislation on the mandatory recycling of plastic bags goes into effect on July 1. Elizabeth reported on the MAS panel discussion on PlaNYC After Bloomberg, a reminder that PlaNYC is a Bloomberg initiative, not a CPC/City Council approved plan and its implementation depends on the will of the next mayor.

Submitted by Elizabeth Starkey

Present: Elizabeth Starkey, Phyllis Gunther and Bobbi Katzander. **Absent:** Hope Cohen, Charles Simon and Melanie Wymore.

Health & Human Services Committee Meeting Minutes
Barbara Van Buren and Madge Rosenberg, Co-Chairpersons
May 20, 2008

The meeting was opened by Co-Chair, Barbara Van Buren. Co-Chair Madge Rosenberg is in Israel on vacation.

Tonight's meeting was focused on identifying district needs in the areas of concern to the committee as seen by the Committee and by community members.

NEEDS

- More effective campaign against the rats which are proliferating in the community. One thought was that the construction of new buildings and the subway renovations were contributing to this, and the groups involved in this should take more responsibility
- Closer oversight of commercial SROs and placements by City agencies, as well as their use as illegal tourist hotels
- Closer monitoring of law enforcement as it affects the quality of life of pedestrians. There was particular concern regarding bicycles and the many laws their riders break, -- ignoring traffic laws, traffic lights, one way streets; not having helmets, lights, warning alarms: riding on the sidewalk. There was also question of apparently shortened traffic light timing, favoring cars over walkers. Idling trucks and cars polluting the air. Mr Softee vendors were a particular offender.
- Concern for increasing hunger in the community among both middle and low income families, who must now utilize depleted food pantries to supplement their incomes
- Lack of affordable housing and ongoing depletion of existing units
- Preservation of programs for seniors, which are being threatened by precipitous rushes to change entire systems by City agencies which are not appropriately consulting the people affected by their changes.
- Review of nursing homes in community to insure conformity to state regulations
- Insure that community concerns are not lost in the City's drive to regionalization, and that City agencies collaborate with the agencies actually providing services
- Enforcement of HIV/AIDS curriculum in the public schools, particularly in view of increasing infections among young people
- Support of increasing number of local groups involved in Aging in Place initiatives. Block associations and building complexes are exploring how neighbors can improve the quality of life for older people.
- Encouragement of a government funded NORC at Douglass Houses, modeled after the very successful one at Amsterdam Houses
- Review of services available to immigrants in CB 7
- Review of day care services available in CB 7

A document with data on these issues will be prepared for the next committee meeting, to be voted upon and sent to the full Board. Meeting adjourned.

Present: Barbara Van Buren, Miki Fiegel, Sonia Garcia and Daniel Meltzer.

Board Members: Mark Diller and Lillian Moore. **Absent:** Madge Rosenberg and Barbara Keleman.

Land Use Committee Minutes
Richard Asche and Page Cowley, Co-Chairpersons
May 21, 2008

1. 150 West End Avenue

Josh Reinsmith of Sheldon Lobel LLC, attorney for the applicant, presented the application for a straightforward extension of the term of variance permitting a transient parking garage. The variance has been in place since 1967.

Outcome/resolution:

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application #1334-66-BZ to the Board of Standards & Appeals for an extension of the term of a variance allowing the operation of a transient parking garage in the cellar and sub-cellar of 150 West End Avenue for a period of ten (10) years from May 5, 2008.

Committee: 2-0-0-0.

2. Proposed amendment to Zoning Resolution text

The Committee thanked Adam Wolff and Adam Meagher of the Department of City Planning (DCP) for making many modifications to the proposed text amendment (first presented to the Committee in fall of 2007) to the Zoning Resolution, Section 78-06, relating to the utilization of permitted floor area for commercial or community facilities uses for parcels located at least 50 percent within C1-9 or C2-8 Districts in a LSRD within an urban renewal plan that has expired.

Richard Asche was concerned, however, that the modifications did not include anything to discourage cookie-cutter, national chain stores. Ethel Sheffer recommended that DCP investigate "formula retail." Ultimately, the Committee agreed that there is no way currently to address Mr. Asche's issue, but also agreed to request language in the zoning text change to discourage stores from blocking windows with two-dimensional advertising displays.

Outcome/Resolution:

Community Board 7/Manhattan (MCB7), by Resolution dated November, 2007, commented on and made suggestions for modification of a proposed Amendment to the Zoning Resolution Text, in connection with Large Scale Residential Developments, as the proposal impacted on Amsterdam and Columbus Avenues between 86th and 96th Streets;

The Land Use Committee of MCB7 is gratified that the City Planning Commission and its staff have modified the original proposal to incorporate, in whole or in substantial part, several of the proposed modifications;

However, the text change, as modified, fails to address an issue of particular importance to MCB7, viz., the nature of window displays and visibility into the interior of commercial spaces from the street. We are perturbed by the growing number of commercial establishments, typified by large chain "drug stores," such as CVS and Duane Reade, whose window displays consist of posters designed to conceal the interior the stores, rather than to exhibit goods for sale therein. It is particularly troublesome that such stores seem to proliferate and deaden the streetscape. MCB7 believes that serious study should immediately commence into the possibility of use regulations which deal with this phenomenon in a comprehensive way, while still allowing consumers access to goods and services.

Accordingly, it is RESOLVED that Community Board 7 /Manhattan **approves** the proposed amendment to the Zoning Resolution Text, section 78-06, on condition that the text is further modified to

provide the following additional language at subsection (b)(3)(iv) (pertaining to windows in the commercial space), substantially as follows:

There shall be no obstructions for a depth of ten feet from required windows in the retail space, except for three-dimensional displays relating to services or goods offered for sale within.

AND BE IT FURTHER RESOLVED that the Planning Commission is urged promptly to commence a study of retail uses in residential areas of the city, with a view to a) improving the streetscape by avoiding window displays designed to hide rather than advertise the goods and services available, and b) avoiding unnecessary proliferation of chain stores.

Committee: 5-0-0-0. Board: 2-0-0-0.

3. 100 West 93rd Street

Dan Golder, architect, presented the design being proposed by Leader House Associates for street-level retail, etc., pursuant to the proposed text amendment just considered..

Outcome/Resolution:

The owners of Leader House, 100 West 93rd Street, are desirous of taking advantage of a proposed Amendment to the Zoning Resolution with respect to Large-Scale Developments, by creating a mixed commercial and community facility use structure from 92nd Street to 93rd Street along Columbus Avenue, extending from the eastern wall of the existing building to the property line. The proposed addition would contain open space above the one-story commercial space for use by residents of the building. The owners of Leader House and their representatives have met on numerous occasions with the Land Use Committee and have accepted suggestions for modification of the design of the addition.

Community Board 7/Manhattan (MCB7) believes that the proposed addition as modified would materially enhance the streetscape on Columbus Avenue and would provide a significant benefit to residents of the building without creating an imposition on the community.

Accordingly, it is RESOLVED that Community Board 7/Manhattan, **approves** the design of the commercial and community facility addition to the Leader House currently on file with the City Planning Commission, subject to passage of an amendment to the Zoning Resolution Text as described in the accompanying resolution..

Committee: 6-0-0-0. Board: 2-0-0-0.

Leader House, 100West 93rd Street

CD 7

N050402 ZRM

IN THE MATTER OF an application submitted by Leader House Associates, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York concerning Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), relating to ownership provisions within the former West Side Urban Renewal Area, Community District #7, Borough of Manhattan.

Matter underlined is new, to be added;

Matter within # # is defined in Section 12-10;

Matter in ~~strikeout~~ is text to be deleted;

*** indicates where unchanged text appears in the zoning resolution

ARTICLE VII
ADMINISTRATION

Chapter 8:
Special Regulations Applying to Large-Scale Residential Developments

78-06
Ownership

- (a) Except as otherwise provided in this Section, any #large-scale residential development# for which application is made for an authorization or special permit or modification thereto in accordance with the provisions of this Chapter shall be on a tract of land that at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. Except as otherwise provided in this Section, no authorization or special permit or modification thereto, shall be granted for such #development# unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#) of, or executed a binding sales contract for, all of the property comprising such tract.
- ~~(b) Except as otherwise provided in paragraph (c) of this Section with respect to a #large-scale residential development# within an urban renewal area or former urban renewal area, for any #large-scale residential development# located in the Community District(s) listed in this paragraph, the owner(s) of a vacant parcel(s) may make application for and be granted modifications of authorizations or special permits previously granted under the provisions of this Chapter with respect to such parcel(s), provided that such modification does not:~~
- ~~(1) result in the distribution of #floor area# from any #zoning lot# not coextensive with or included within such parcel(s); or~~
 - ~~(2) increase the total allowable #floor area# on any #zoning lot# included within such parcel(s) beyond that amount permitted by the applicable district regulations.~~

~~Such modifications may include the withdrawal of such parcel(s) from the boundaries of the #large-scale residential development#, provided that such modification would not create a non-compliance within the #large-scale residential development#.~~

Community District	Borough
CD 7	Queens

- (b) Notwithstanding the provisions of paragraph (a) of this Section, the following actions shall be permitted:
- (e) (1) When a #development# is part or all of a designated urban renewal project, the City's urban renewal agency, or a person authorized by such agency, may make application for and may be granted authorizations or special permits under the provisions of this Chapter, even though such #large-scale residential development# does not meet the ownership requirements set forth elsewhere in paragraph (a) of this Section. All parcels comprising such #large-scale residential development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.
- (2) ~~In the event that the urban renewal plan has expired, the owner(s) of a vacant parcel(s) within such #large-scale residential development#, if located in a former urban renewal area listed in this paragraph, (e) (b)(2), may make application for and may be granted modifications of authorizations or special permits previously granted under the provisions of this Chapter with respect to such parcel(s), pursuant to and subject to the limitations-conditions of paragraph (b)(5) of this Section.~~

Former Urban Renewal Area	Community District
West Side Urban Renewal Area	CD7, Manhattan

COMMUNITY BOARD 7 Manhattan

<u>Borough</u>	<u>Community District</u>	<u>Former Urban Renewal Area</u>
<u>Manhattan</u>	<u>Community District #7</u>	<u>West Side Urban Renewal Area</u>

(3) The owner(s) of a developed parcel(s) within a #large-scale residential development# located in a former urban renewal area listed in paragraph (b)(2), where at least 50 percent of such parcel(s) is located within a C1-9 or C2-8 District, may make application for, and may be granted, modifications of authorizations or special permits previously granted under the provisions of this Chapter, in order to utilize available #floor area# for #commercial# or #community facility uses#, subject to the conditions of paragraph (b)(5) of this Section and provided further that:

- (i) no #residential use# existing prior to (date of enactment) located above the level of the ground floor may be changed to a non-#residential use#;
- (ii) the #enlarged# portion of the #building# shall be restricted to #community facility uses# and #commercial uses# listed in Use Groups 6A, 6C and 6F, provided that any ground floor #community facility use#, and any bank or loan office shall occupy not more than 25 feet of the #wide street# frontage, measured to a depth of 30 feet from the #wide street line#, and no #community facility use# shall be permitted above the level of the second #story# ceiling;
- (iii) any #enlargement# fronting upon Columbus or Amsterdam Avenue shall contain a number of establishments, such that the entire #block# front on Columbus or Amsterdam Avenue shall contain no fewer than three establishments, each with a separate entrance on Columbus or Amsterdam Avenue. The Columbus or Amsterdam Avenue frontage of any one such establishment shall not exceed 100 feet;
- (iv) the ground floor street wall of an #enlargement# located within C1-9 or C2-8 Districts shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor street wall, measured to a height of 12 feet above the level of the adjoining sidewalk or public access area;
- (v) required #open space# with appropriate circulation, seating, lighting and plantings shall be accessible and usable by all residents of the #development#;
- (vi) a plan, including elevations, shall be submitted showing the proposed #building(s)# and modification, and #open space#; and
- (vii) the #enlargement# enhances the streetscape and the design promotes a harmonious relationship with the existing #development# and contiguous blocks within the #large-scale residential development#.

In addition, any significant adverse impacts resulting from a #development# or #enlargement# pursuant to such modifications, considered in combination with #developments# or #enlargements# within the same former urban renewal area listed in paragraph (b)(2), previously the subject of modifications under this paragraph, (b)(3), shall have been avoided or minimized to the maximum extent practicable by incorporating as conditions to the modification those mitigative measures that have been identified as practicable.

The provisions of paragraphs (b)(3)(ii) and (b)(3)(iii) shall not apply to #enlargements# of #community facility uses# and bank or loan offices existing prior to (date of enactment), provided that such #enlargement# does not increase existing street frontage on Columbus or Amsterdam Avenues by more than ten feet.

An application filed pursuant to this paragraph, (b)(3), shall be referred to the affected Community Board, and the Commission shall not grant any modification of an authorization or special permit pursuant thereto prior to 45 days after such referral.

(4) For any #large scale residential development# located in the Community District(s) listed in this paragraph, (b)(4), the owner(s) of a vacant parcel(s) may make application for and may be granted modifications of authorizations or special permits previously granted under the provisions of this Chapter with respect to such parcel(s), subject to the conditions of paragraph (b)(5).

<u>Borough</u>	<u>Community District</u>
Queens	Community District #7

(5) Modifications of authorizations or special permits previously granted under the provisions of this Chapter, as permitted in paragraphs (b)(2), (b)(3) and (b)(4) of this Section, shall not:

- (i) result in the distribution of #floor area# from any #zoning lot# not coextensive with or included within such parcel(s); or
- (ii) increase the total allowable #floor area# on any #zoning lot# included within such parcel(s) beyond that amount permitted by the applicable district regulations.

Such modifications may include the withdrawal of such parcel(s) from the boundaries of the #large scale residential development#, provided that such modification would not create a #non-compliance# within the #large-scale residential development#.

(6) When a ~~#residential~~ large-scale residential development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, other than the City’s urban renewal agency, or its agent, having the power of condemnation, authorizations or special permits may be applied for and may be granted under the provisions of this Chapter, even though such #large scale residential development# does not meet the ownership requirements set forth elsewhere in this Section.

4. 221 West 109th Street

Justin Stern, developer, Joe Sullivan, attorney, and Angel Gonzalez, pastor, discussed ideas in formulation for a BSA variance to allow development of the site of the Defenders of the Christian Faith Church. The church had had some earlier concepts taking advantage of R7-2 zoning, but was caught unawares by the recent rezoning of 97th-110th Street, and now finds itself in a R8-B district (having lost 39% of developable FAR in the rezoning). The intent is to build a sanctuary and pastoral residence for this congregation of 60 members, with residential uses above (ideally, but not likely to be “affordable” housing). Early concepts propose a 9-story building. The team will return when they have a BSA application prepared.

There being no further business, the meeting was adjourned.

Present: Richard Asche, Page Cowley, Hope Cohen, Ethel Sheffer and Jeff Siegel.

Board Members Present: Lindsay Boylan, Mark Diller, Paul Fischer and Helen Rosenthal.

Absent: Victor Gonzalez, Lawrence Horowitz, Dan Meltzer, Melanie Radley, Liz Samurovich and Tom Vitullo-Martin.

CB7 Report on Municipal Services

District Service Cabinet
Penny Ryan, District Manager
May 28, 2008

1. Agency reports and requests for services from other agencies:

DEP/ConEd/DOT – West End Avenue/60th Street sink holes – DEP will talk to Community Affairs for an update; no water signatures were found. Residents at 10 West End Avenue are concerned about their building. ConEd knows of no ongoing problem but will meet City agencies on site.

NYPD PSA 6 – crime slightly up for the year.

Parks/NYPD - Request to close Joan of Arc playground (Both gates must be closed) on 92nd Street between Columbus and CPW and Booker T. Washington playground on 108th Street at dusk due to late night basketball playing and Bennerson playground (64th Street) at midnight.
 CB7 will contact Parks and request closures.

DOHMH/DSNY - Increase in rodent complaints and plan for district. DOHMH absent. Will plan an interagency meeting.

NYPD - Addressing youth violence and disruptive behavior: 71st and Amsterdam; 84th Street and Columbus Avenue; shootings.

- 24th Pct is reaching out to School Safety Division for extra assistance.
- Shooting at Wise Towers – perpetrators were arrested, charged with 2nd degree murder, attempted murder, and possession of a loaded gun. Victim was 15 years old, Maurice MacGyver.
- Get guns out of the hands of kids by informing schools about Cash for Guns, a program that allows the return of guns no questions asked. NYPD meets with principals annually and sergeants are on site daily.
- The Commission on Human Rights offers conflict resolution in schools. Several schools in CB7 could benefit from this program. CB7 to give list of schools which may need this assistance.
- Riverside Library on Amsterdam Ave at 65th Street is experiencing unruly kids. NYPD suggested staff should hold library cards, then school and parents should be contacted before re-entry is allowed. Police do spot checks at this library and undercover.
- WCPP has a crime prevention school program. Other agencies are welcomed to participate.
- The cash for guns initiative will start at Wise and Douglass Houses, and gang prevention underway at Douglass. NYPD is aware of Bloods problem at Douglass. Ten cameras coming in June to Douglass.

DEP

- Quality of water report available on line.
- Fire hydrant in front of Anshe Chesed , 251 West 100th Street, was set incorrectly, needs inspection and repair.
- Complaints up to 763, top 3 were noise, 4th was hydrants open.
- 72nd Street idling tour buses – DEP issued 4 summonses.
- DEP sent inspector to observe late night garbage pick up at W. 66th Street, issued no violations.
- DEP to coordinate next phase of construction noise abatement implementation plan.

DSNY All cleaning is being done during the day. Daytime pick up is in effect 6 a.m. – 2 p.m.

Graffiti

- **DA's Office:** Graffiti hot spots to be discussed next month.
- **Parks:** working effectively with NYPD to arrest graffiti perpetrators.
- **PSA 6:** Amsterdam Houses is having an explosion of graffiti.

FDNY – Construction violations all complied. Fires down from last year.

Parks – Thanks Pcts for AIDS walk. Homeless down since Fall 2007.

2. Transportation Alternative's project to help the local community work on a pedestrian and cyclist safety issues through their *Working Cyclist Safety Program*.
Thanks to a \$2,000 grant by the Coalition for a Livable West Side, Transportation Alternatives is launching a major Working Cyclist Campaign on Manhattan's Upper West Side. The grant will fund two new outreach staff who will work directly with delivery cyclists and the businesses that employ them in order to reduce cycling on the sidewalk, cyclists who bike the wrong way down the street and those who fail to yield to pedestrians.

Transportation Alternatives launched the Working Cyclist Safety education and outreach campaign in 2003 to educate employers, commercial cyclists, their customers and the community about cyclist safety and the rules working cyclists and their employers must follow. To date, Transportation Alternatives has worked with police precincts, community boards, elected officials, community groups and bike messenger, restaurant and business associations to educate business owners and managers and distribute almost 2,000 English, Spanish and Chinese Working Cyclist Safety posters.

3. District Watch Construction Updates:

DOB - Audit report on 230 West 78th Street (Broadway.) Partial stop work order in place.

DOB - 508-510 WEA, 732-734 WEA – Demolition plans have been pre-filed but no movement on them. LPC is not interested in landmarking these buildings or the district area (WEA). Plan conflicts on 508 WEA, there are two different reports on BIS.

DOB/FDNY – FDNY received construction site lists from DOB, found no sprinkler violations.

NYPD/DOT/DOB – Update on traffic congestion problems on Amsterdam Avenue between 75th & 76th Streets due to construction at 205 W. 76th Street. [DOT is reviewing]

DOT - Stipulations to CB7 for construction sites [DOT will provide basic information when requested]
 Monitor partial and stop work orders by DOB.

Present: Penny Ryan, District Manager, John Martinez, Asst. District Manager; PO Clark Tiger, Lt. Carbone, 20th Pct; DI O'Reilly, 24th Pct; PO John Ramos, PSA6; Chief John Pellagrinelli, FDNY; Leah Donaldson, DOB; Paul Everson, Parks; Supt. Paul Brown, DSNY; Joselinne Minaya, DA's Office; David Lipsky, DEP; Evelyn Nieves, Kathleen Saunders, DoITT 311; Carlos Infante, HRA; Lynn Opinante, NYPL; Paula Saunders, John McCormick, CCHR; Pat Richardi, ConEd; Tony Brogdon, HPD; Marjorie Cohen, WCPP; Peter Arndtsen, Columbus-Amsterdam BID; Richard Juliano, LS BID; Sari Bernstein, MBPO; , CM Gale Brewer's office, Jesse Bodine, Kerry Stephen.