



Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Tuesday, April 1, 2014, at Goddard Riverside Community Center in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:45 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved as amended to reflect the proper spelling of Evan Rosing's name: 22-0-0.**

Chair's Report: Elizabeth R. Caputo

- 95th Street Shelter – Comptroller Stringer's office rejected former Mayor Bloomberg's original contract. Court reversed the Comptroller's decision and awarded the contract to Aguila. Rebecca from Comptroller Stringer's office provided an update.
- Upcoming issues of note:
 - o City Planning Commission met on April 2, 2014 at 10 a.m. to discuss W. 106th rezoning. Meeting will likely be later in the day as it is umber 14.
 - o NYS Department of Health's public hearing on the Jewish Home Lifecare Draft Environmental Impact Statement will take place on May 7th and 8th at PS 163. Addressing concerns with the environmental impact statement.
 - o Next full board meeting will take place on May 6, 2014
- Vision Zero via CB7
 - o CB7 is assembling a team of board members to work on safety and design issues, which will be chaired by Ethel Sheffer. Members of the team are: Richard Asche, Paul Fisher, Lee Ping Kwan, Meisha Hunter and Howard Yaruss. Utilized a multifaceted approach with the goal to address safety, etc. The task force's first meeting is April 29. Information will be provided on the CB7 website.
- CB7 will welcome 7 to 8 new members in May. Potluck for new members will now be in May since CM Rosenthal will be holding her town hall on the date that was originally proposed for the welcome potluck.
- All members of CB7 committees are listed online.

Community Session

Judith Ackerman – resident of 736 West End Avenue.

- 736 West End Avenue – have heard all horrors stories over the last 10 years. Someone with a rent controlled apartment will get an 8.3% increase on rent even though no working oven or fridge, windows are broken, holes in apartment, and substantial mice infestation resulting from 732 excavation. Scaffolding coming from 732 made problems worse with pigeons and mice. Moths are also a problem because they are eating clothing. Half of her windows were bricked as a result of development of 732 WEA, but rent was not reduced. B line of building has faulty wiring and no one from fire department has come to check it. Harassing all the rent stabilized and controlled tenants. Asked what the board can do for the affected tenants.

Sharon Pope – rep Bike NY

- Mission is to promote cycling safety through education and events.
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- There will be a 5-borough bike tour, with 32,000 bicyclists participating. Have more than 2K volunteers who staff rest stations and areas.
- Seeking volunteers who will receive t-shirt and a meal for their participation.
- Learned to ride as an adult and others can too.
- Left flyers at the meeting.

Jennifer Zam – New York Public Library

- St. Agnes Branch – thanked individuals for getting word out about healthcare enrollment session and successful event in early April. Saturday, April 5 they will host a workshop on Alexander technique, no preregistration required. Holding a book sale on Wednesday, April 23 from 1 p.m. – 5 p.m. The library prefers to accept book donations on Monday – Saturday 1 p.m. – 4 p.m., but can drop off anytime.
- Bloomingdale branch: On April 5, 2014, one woman show by Lorna Label. They will also be holding a Earth Day party on April 19, 2014 featuring crafts and games.

Winifred Armstrong – Park West Village

- Thanked CB7 for input on EIS now under review.
- Environmental Impact Statement for JHL project did not address tasks for open space, visual resources, socioeconomic conditions, sanitation services and other factors. Report is not credible if does not address these issues.
- On March 20, 2014 and March 21, 2014, two dozen trees were cut down and destroyed in Park West Village, including behind 808 Columbus. This was done without notice and was unnecessary. The JHL project is a long way from being implemented, so the trees did not need to be destroyed. Residents of 784, 788, 792 and 808 are very disappointed.
- Board member noted that it is devastating. Gave credit to tenants groups in Park West Village who are fearless leaders that are not daunted by efforts to attack the stabilized tenants.

Danny Perry – Independence Care System, Director of Community Engagement

- Independence Care System is a nonprofit long-term Medicaid managed program. They provide an array of services to elders and disabled to assist them with remaining in community life.
- They provide nurses and social workers who work with those with nervous system issues and wheelchair repair, among other services.
- In order to be eligible for their assistance, the person has to be 18 years old, resident of 4 boroughs, on Medicaid or eligible, and in need of homecare.
- Looking to connect with community-based organizations to learn how can best serve seniors, disabled and those with chronic conditions.

Marion Phyllis Cunningham

- With 5 other women who have been working as members of the “Granny Peace Brigade” to keep New York City drone free.
- Have contacted all 51 members of city council to solicit their to support of a city council resolution to pass a resolution in support of A. 6244/S.6412, an act that would amend the criminal procedure law in relation to protecting against unwarranted surveillance.



- They left flyers with information at the meeting. Urged public to contact city council to get them to stop this.

Fran Berlin

- Lives in southern part of the district. Due to the water works project, tremendous garbage on W. 61 Street, between West End & Amsterdam Avenues. Schools put out a lot of garbage. Street cleaners never come by to clean the streets. Rats are very prevalent. Would like to know what could be done to assist them. District manager Penny Ryan said will address this.

Lisa Valenski

- Regional coordinator for lower Manhattan green markets.
- 3 green markets are open year round – Tucker Square; West 97th Street; and Columbus Avenue.
- Visit their website: www.grownnyc.org for more information.
- A board member asked what happens to the textiles. Most of recycling is given to wearable collections. If they are not in good shape, then shred and recycle.

Stu Lahn & Emily Kessler – JASA Club 76

- He is President of Club 76. They are an advocacy group.
- Lost funding 2012 and 2013 and were bailed out by Gale Brewer and Department for the Aging They are currently surviving on discretionary funds and unsure where funds will come from.
- Ms. Kessler is a neighborhood resident who has been very supportive of JASA Club 76. She sings with a mandolin, sings in Yiddish and gets members tickets to Carnegie Hall shows.
- A board member asked questions about how to provide affordable resources to senior centers. Stu said that senior centers often get free tickets when shows are undersubscribed. Have been to Carnegie Hall at least 15 times in the last year as a result of cultivating relationships.

Nora Prentice –

- Number of Department of Homeless Services assigned units has substantially increased in the district.
- SRO community residents are being squeezed out.
- Formerly the representation in the district was 40% SRO and 60% DHS, now 77% DHS and 23% SRO. How do we rejigger the math to ensure more community residents?
- Currently 3 unassigned rooms at Rustin Hall that will hopefully be for community residents.

Peter Arndsten – Columbus –Amsterdam Avenue BID

- Great restaurants in the district.
- There will be a free walking tour on Sunday, April 5, 2014.
- There will be an e-waste event collection in Morningside Park in April
- Talk by Jim Macken on battle of Harlem Heights
- Left an events calendar for distribution at the meeting.

Jem –

- UWS resident encouraging more conscientiousness regarding sidewalk obstructions impact on wheelchair bound persons.



More unenclosed sidewalk cafés on UWS than anywhere else citywide.

- Wheelchair-bound advocate, has 2 members in her family who are wheelchair bound
- Sidewalks are a public area and they are decreasing in size and availability because of depth of sidewalk cafes
- Encouraged CB7 to do comprehensive report for cutouts for people with wheelchairs
 - o Penny Ryan reported that got word from DDS that will be undertaking major capital project, esp on Broadway, to repair pedestrian ramps. Information will be on CB7 website by next week.
 - o Co-chair of BCI invited public to come to next BCI meeting on April 9th at CB7 office to discuss this more.
 - o HHS has been considering this issue. Curb cuts are not being designed in a walker friendly way. Before repair them, relevant government agency should redesign them to ensure more user-friendly.

Sheldon Fine – CERT Team

- Involved in aftermath of East Harlem explosion.
- Normally CERT team 11 would have dealt with this.
- Largest contingent came from Manhattan CERT 7, which was created 7 years ago.
- Dan Zweig was main contributor of time.
- Escorted people to their apartments, when given access; setting up shelter; guided people to needs; and facilitated psychological services.
- Families who needed to be reunited were the first to access services.
- Many people had to be evacuated in neighboring buildings.
- Need to get new locks because buildings were broken in to.
- The CERT team will be helping with the 5-borough bike tour.

Sarah Wood –

- The environment at PWV has consistently degraded since PW LLC took over.
- It is atrocious what have done.

Alan Flacks

- CB7 has failed to provide written notice of public meetings. Even if do electronic notice, have to do written notice.
- Need written notice to come to the meeting.
- Steering Committee should direct board staff to stuff envelopes and provide written notice to all members.

Reports by Elected Officials

Helen Rosenthal – City Council Member, 6th District

- Paid sick days – first day of implementation of new paid sick days law. There was mixed review, but glad it is being embraced now. Any employer with 5 or more employees must allow employees to earn paid sick leave. Distributed a flyer that explains the law. If have fewer than 5 employees, then can earn unpaid sick leave. Intent of law is to ensure that



- anyone can take off day from work if they are sick or their child is sick. Small businesses need to be informed about how to implement this and the city is there to provide this help.
- 78 people applied for 5 slots on the community board. Reviewed all applications and saw a good slate of candidates. Board need parents, affordable housing and other expertise, which is reflected in new members.
 - She held a town hall on Vision Zero, which believe went very well. New community members were engaged who were not previously a part of the dialogue. Two hours of new input and feedback, which will be assessed and tabulated by the City Council. Bronx and Brooklyn have already had hearings. Once the other boroughs have their hearings then this will inform the City Council's proposal to the mayor to reform the blueprint. W. 96 is already being addressed.
 - Board member suggested that link will be provided on Helen Rosenthal's website
 - First town hall on April 30th at John Jay College, encourage all community to come. NYCA, DOB, DOF, DOHMH will be present to address community concerns. Visit www.helenrosenthal.com to submit questions in advance or come with questions that night.
 - Board member asked question about shelter on 95th street. Lot more aggressive behavior on Broadway and acting out. There are 400 people in the shelter. Elected officials and some community members met with the shelter director and DHS last week to discuss preliminary concerns. Next round of concerns will be addressed a week later in April. NYPD will participate in this meeting to ensure they can address safety concerns. Meeting made clear that DHS must take responsibility for the 400 residents. This policy substantially affects SROs which are so plentiful on UWS, although not as prevalent citywide. Made clear that this is not good public policy, which she made clear to the new DHS commissioner.

Mark Levine, Council Member 7th District

- Will propose legislation that would include rental status as a protected status under the human rights law.
- Only 10% of tenants have attorneys in housing court and he would like to push to have attorneys for low income parties.

Gale Brewer, Manhattan Borough President

- Still working on appointments to the community boards.
- Must think about how we can better provide affordable housing.
- Introduced the Borough President's representative to CB7, Diana Howard.

Reports by Legislative Representatives:

Erik Bottcher, Governor Cuomo

- Civilian Emergency Preparedness Program trainings will be coming to district. Already took place upstate. Training is 2 hours in conjunction with National Guard. Make plans for potential emergencies. Everyone gets a go pack to keep in their home. Please spread the word. Date for the workshop is not determined yet. Would like to accommodate at least 200 per training.
- A board member asked whether there are any contingency plans for working with cultural institutions on the UWS in planning these trainings. Yes, they plan to engage as many members of the community as possible.



Eleni Bourinaris-Suarez, Council Member Mark Levine's Office

- Reviewing EIS and discussing with community. Testifying at the hearing.
- April 9th is deadline for funding.
- Rat issue on UWS – meeting with community members next week to discuss this issue. Also met with DoS to find ways to overlay composting with rat issue.
- Workshop on TEL program – Tuesday from 6 p.m. – 8 p.m. on W. 135th street
- Meeting with chancellor re: Beacon School on Thursday, April 3. Will provide updates thereafter.
- Working with several colleagues at city council to have attorneys in housing courts.

Josh Cole, Senator Brad Hoylman's Office

- Budget there are good things:
 - o Rent cap for HIV AIDS
 - o Increase for SCREE availability
 - o Rape crisis funding increase
- Budget defunded Moreland Commission.
- Legislature enacted a pilot program for public financing of 2014 state comptroller race. Designed to fail. Will keep pushing for full public financing in Albany.
- Smartphone and tablet security act – manufacturers would have to institute a kill switch to immediately take gadget out of commission if phone is lost or stolen.
- Hosting an Earth day event on April 20th at district office.
- Board member noted that the proposed budget included a \$2 billion bond for modernization of technology in schools, which wondered if that passed.
- Board member noted that there was no mention of transportation in budget. Money earmarked from MTA to put in to general treasury. Very bad news for transit riders. Makes hard to restore cuts from 2010. MTA TOIA funds has \$1.5B capital needs for state of repair yearly. These funds pay down bonds, taking away money in good times that could have gone to restorations. This is 2nd time governor Cuomo did this and Paterson did it before.

David Baily, Senator Adriano Espaillat's Office

- Universal pre-k passed in budget bringing \$300 million in funding for New York City. Deadline for pre-k registration extended to April 23, 2014.
- Increased funding for tuition assistance program for students
- Increased pay for direct care workers.
- Disappointed that dream act did not pass and that fighting about charter schools.

Paul Sawyer, Assembly Member Linda Rosenthal's Office

- SCREE eligibility went up from household income of \$29,000 to household income of \$50,000. Increase will take effect on July 1, 2014, so eligible individuals should apply then. This is a very dramatic increase to cover more individuals.
 - o Income limit is irrespective of household size.
 - o All income is considered for purposes of determining eligibility. The city calculates based on each gross individual source of income with deduction of taxes. Food stamps are not included, but cash assistance is covered for purposes of determining household income.



- Encouraged to contact A-M office to evaluate further.
- A community member noted that may give up secession rights if participate in SCREE. Paul noted that this is one-on-one analysis to determine individual impact.
- Affordable tenants not accessing amenities. Introduced a bill that would require that all tenants would be provided with all amenities in a building.
- YEL presentation by 20th precinct explorers to raise money for competitions. Fee for \$1,200 was waived by state parks. Will be doing a volunteer day for explorers at the park.
- School buildings being used as poll sites is big issue. Left copies of letters sent to NYPD regarding increased security if schools are used and another to DOE not have school used as poll sites on primary day.
 - Co-chair of YEL noted that PTA presidents raised safety and other concerns.
 - Met with Board of Elections. Have not fully engaged the Department of Education yet, but remain confident that they will prioritize parental engagement.
 - CM Rosenthal raised suggestion that maybe CB7 should pass resolution and bring to borough board.
 - Would like to engage DoE before move forward in this regard since it is complicated.
- Testified on 2nd hearing for Imperial court hotel – W. 79th – appealing decision not to allow them to rent rooms in their dwelling. Hearing is closed and will release findings soon.

Rebecca Godlewicz, NYC Comptroller's Office

- Provided more context regarding 95th street shelter. Judge's decision arrived on March 28, 2014 holding that Comptroller lacked standing to reject the contract. Awaiting updated contract and then will evaluate next steps.
 - A board member asked whether there will be an appeal and how is that determined?
 - A community group can appeal their lawsuit.
 - Stringer office is evaluating what it will do.
- Released two audits recently:
 - Milk audit – audited 3 companies that deliver milk to public schools. Possible collusion and price fixing. Sent contract to Department of Justice for investigation
 - Vacant lots – audit found that 308 lots were improperly classified by Department of Finance. If classified correctly, would result in \$1.7M annually for city, which would cover meaningful services.
- Working on top to bottom audit of NYCHA and for each of the three library systems.
- Comptroller hired Carra Wallace as Chief Diversity Officer – she will make sure that MWBE getting a fair shot at contracts. Currently 3.6% are MWBE. Her goal is to expand contract access. Will also work with larger corps who do biz with the city to ensure there is board diversity.

George Oliver, Assembly Member Richard Gottfried's Office

- Committee updates in the back about state budget
- Disappointed that not more reforms in the budget
- Last community board meeting as transitioning out of the office.

Andres Pasmينو, State Senator Jose Serrano

- PS87 gathered toiletries and food for the East Harlem community.



- Air Towers – turn of lights for one hour internationally took place on March, 29, 2014. Yoko Ono working with office to push this movement.
- Constituent hours on April 6 from 2 -5 at A-M Linda Rosenthal’s office.

Business Session

Transportation Committee, Andrew Albert and Dan Zweig, Co-Chairpersons

1. NYC Department of Transportation proposed pedestrian safety improvements on Riverside Drive and

West 79th Street.

- The Chairs introduced the resolution, which asked for additional elements from DOT re: the 79th and Riverside plan.

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

Vote: 30-0-0-0

2. NYC Department of Transportation proposed pedestrian safety improvements on Riverside Drive and

West 72nd Street.

Public Comment:

Talia Werber

- Only the proposal’s additional crosswalk would be helpful. Otherwise, the proposal did not address the lack of enforcement of no right turns on red, which is a huge issue for the neighborhood. Ms. Werber believes that the proposal will result in driving hazards and bottle necks and have a negative impact on those who worship on the corner.

Sam Kingsley

- Resident on Riverside Drive; former co-op board president. The proposed plan would require double parking to access certain buildings. 40% of additional parking has already been added. Proposed bump out is not justified; the traffic study did not identify this area as a hazard and the bump out will restrict the access of sanitation trucks.

Colette DeSantis

- Believes proposal will increase traffic bottleneaking and increase dangers regarding drop off because vehicles will no longer able to approach the curb because of the bump outs. The proposed granite blocks are also a concern because of potential danger to children who would play on them. The plan is overkill and does not consider how residents use this area. Either the proposal needs further study or it needs to be scaled back.

Sandy Ashendorf

- Believes that the proposed changes will negatively affect the character of the neighborhood. Presumes impact to trees in the area. Did not receive notice of this proposal until the last 72 hours. Believes that residents should be able to have input on this issue before it goes forward.

Harriette Natkins

- The proposal deals with an unusual intersection. Traffic is going to drop to a single lane going west feeding onto the highway; that street is very dense and will result in traffic idling and backing up onto West End. She is concerned about how this will affect the access of the buses. She hopes nothing will happen to the trees in the area.

Paul Ragusa

- Spoke regarding the proposed bump out and the proposal’s potential impact on traffic. Regarding the bump-out, he does not believe that the DOT sought enough input on these issues. There is no need for the trapezoidal bump out because it is being placed at an area that is already highly rated for safety in the DOT’s own reports. Congestion already exists at



the intersection, but the proposal fails to consider the safety concern related to how people will pull out of the proposed parking spots. The issue requires more studies.

John Kimelman

- Email sent from management company distributed to whole Board. He asked, "How long has this been in the planning stages and why is it that we didn't know of its existence until two days ago?" The Board needs to do better at community outreach.

Board Discussion

- This proposal has not been vetted by the community.
- Perhaps we should restore the eastern crosswalk to the proposal by sending the rest of the proposal back to the committee?
- Another positive aspect of the proposal is the shortening of crossing distances in the area, but there is recognition that there are unintended consequences.

*After deliberation, the motion to **send the resolution back to committee** was adopted.*

Vote: 29-1-0-0

Housing Committee, Nick Prigo, Chairperson

3. Exclusion of stabilized tenants from communal building facilities at Westgate/Stonehenge.

Public Comment:

Jean Green Dorsey, President of tenant's association at Westgate/Stonehenge.

- Discussing issue of common space access at building. Not looking for a free ride for access to the gym. Grateful of A-M Rosenthal's work and C-M Levine's work on this issue. It seems like this is happening across the City, for instance, where some play areas are limited to market rate tenants. This practice is unacceptable.

Board Discussion:

- Changes to resolution occurred today.
- C-M Levine has introduced a bill that will address the issue in the City Council; A-M Rosenthal has a bill pending in Albany (a new therefore clause was added to support these efforts)
- In first therefore clause, "rental" was removed
- At the end of the first paragraph, "even after such tenants agreed to pay for such use" was added.
- The term "reasonable fee" is fraught with danger in interpretation.
- Resolution asks for equal treatment, but there is an issue as to how they could determine what this actually means.
- Statement of discomfort with the language as is and rushing the resolution through, although it is addressing a disgusting practice.
- "Same terms and conditions" is also troubling language; should limit the resolution to access. This proposal was accepted as a friendly amendment, and the new language will read "shall be provided on a reasonable basis".
- Some conversation regarding the proposal to remove the word "rental" from the resolution as described above because it might have unintended consequences.

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

Vote: 28-0-1-0

Business & Consumer Issues Committee, Michele Parker and George Zeppenfeldt-Cestero,

**Co-Chairpersons*****Applications to the SLA for two-year liquor licenses:***

4. **165 West 65th Street, 10th Floor at Lincoln Center**, d/b/a To Be Determined, to include *live music*, with outdoor balcony space.
- The Co-Chairs introduced the resolution.

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

Vote: 28-0-0-0

5. **165 West 72nd Street** (Amsterdam Avenue.) LD & CJ Corp., d/b/a To Be Determined.
- The applicant did not attend the committee meeting.

*After deliberation, the resolution to **disapprove** without prejudice was adopted.*

Vote: 28-0-0-0

6. *Unenclosed Café Renewal Applications:*

- **270 Columbus Avenue** (West 73rd Street.) Renewal application #1260284-DCA to the Department of Consumer Affairs by 276 Columbus Inc., d/b/a Arte Around the Corner, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
- **519 Columbus Avenue** (West 85th Street.) Renewal application #1395448-DCA to the Department of Consumer Affairs by De La Fontaine, LLC, d/b/a “To be determined”, for a two-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats.
- **668 Amsterdam Avenue** (West 92nd – 93rd Street.) Renewal application # 1139454-DCA to the Department of Consumer Affairs by Talias 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.
- **732 Amsterdam Avenue** (West 96th Street.) Renewal application #1138270 to the Department of Consumer Affairs by Le Se Amsterdam 732 Restaurant, Inc., d/b/a Dive Bar, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 17 seats.

Public Comment:

Suzanne Urich

Re: 519 Columbus Ave., opposes the application. Issue with the number of tables and chairs at the location. Issue with insuring compliance and enforcement. Ask that we follow up on these issues. They’ve been good by not encroaching too much.

Board Discussion:

The Board clarified whether there would be a wide store front at 519 Columbus Ave.

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

Vote: 27-0-1-0

7. **566 Amsterdam Avenue** (West 87th -88th Streets.) Renewal application #1312628-DCA to the Department of Consumer Affairs by Jos Concept, LLC, d/b/a B Café West, for a two-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.
- The applicant did not attend the committee meeting.

*After deliberation, the resolution to **disapprove** without prejudice was adopted.*

Vote: 28-0-0-0

New Unenclosed Café Applications:



8. **469 Columbus Avenue** (West 82nd - 83rd Street.) New application #2103-2014-ASWC to the Department of Consumer Affairs by Lenny’s 83rd Street, LLC, d/b/a Lenny’s, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

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

Vote: 27-1-0-0

9. **511 Amsterdam Avenue** (West 84th – 85th Street.) New application #2017-2014-ASWC to the Department of Consumer Affairs by EE BAR, LLC, d/b/a EE’s, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 20 seats.

- The Co-Chair introduced the resolution.

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

Vote: 26-1-0-0

Preservation Committee, Jay Adolf and Gabrielle Palitz, Co-Chairpersons

10. **48 West 71st Street, Apt. 2F** (Central Park West - Columbus Avenue.) Application #146281 to the

Landmarks Preservation Commission to replace windows.

- The applicant could not afford to replace with curving glass, reasonably appropriate to approve in a flat configuration.

11. **220 West 72nd Street, dba City Veterinary Care** (Broadway – West End Avenue.) Application to

the Landmarks Preservation Commission to erect two signs on the façade.

- This application dealt with two types of signs. The committee had an issue with the “blade” sign, so voted to disapprove. However, they did not have an issues with the other sign, so voted to approve.

12. **35 West 92nd Street** (Central Park West – Columbus Avenue.) Application #149571 to the Landmarks Preservation Commission to install a chimney flue.

- The applicant is converting from oil to gas and needs to place a new flue. The committee determined it was reasonably appropriate and did not protrude too much and was near the water tower. The committee also recommended that the applicant not paint the flue.

13. **11 West 69th Street** (Central Park West – Columbus Avenue.) Application #144092 to the Landmarks Preservation Commission for a window master plan.

- The committee disapproved street façade and approved the others. The committee recommended that the “six-over-one” windows be used for the street façade.

14. **240 West 71st Street** (Broadway – West End Avenue.) Application #14-6281 to the Landmarks Preservation Commission for replacement of parlor floor windows on the front facade, rear façade modifications and the addition of a bulkhead on the roof.

- Applicant had thoughtful presentation and design; the committee got the applicant to scale back and modify some aspects of the proposal, so they determined that it was reasonably appropriate.

15. **132 West 78th Street** (Columbus – Amsterdam Avenue.) Application #153592 to the Landmark



Preservation Commission to construct a rear yard addition.

- The applicant proposed a tiny greenhouse the committee determined to be reasonably appropriate.

16. **334 West 84th Street** (West End Avenue-Riverside Drive.) Application to the Landmarks Preservation Commission for a rooftop addition.

- The applicant's proposed addition would be minimally visible from the street. The committee

determined that it was reasonably appropriate.

The Board bundled all of the committee's resolutions for a vote.

*After deliberation, the resolutions to **approve and disapprove**, as adopted by the Committee, were adopted.*

Vote: 27-0-0-0 (but for numbers 15 and 16 for which C. Bray voted no and the vote was 26-1-0-0)

Parks & Environment Committee, Klari Neuwelt, Chairperson

Resolution Re:

17. Art Students League on "Model to Monument", a temporary public art project in Riverside Park.

- Introduced by committee chair
- Listened to proposals by sculptures; the resolution would approve the proposals.

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

Vote: 27-0-0-0

Without objection, the meeting adjourned at 9:54 p.m.

Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Richard Asche, Isaac Booker, Christian Bray, Kenneth Coughlin, Page Cowley, Mark N. Diller, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, DeNora Getachew, Marc Glazer, Meisha Hunter, Joanne Imohiosen, Brian Jenks, Genora Johnson, Lee Ping Kwan, Blanche E. Lawton, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Nick Prigo, Suzanne Robotti, Madge Rosenberg, Gabriella Rowe, Roberta Semer, Eric Shuffler, Barbara Van Buren, Mel Wymore, Howard Yaruss and Dan Zweig. **On-Leave:** **Absent:** Linda Alexander, Phyllis E. Gunther, Matthew Holtzman, Madelyn Innocent, Anne Raphael, Ethel Sheffer, Jaye B. Smalley and George Zeppenfeldt-Cestero.

**Housing Committee Meeting Minutes****April 7, 2014****Nick Prigo, Chairperson**

Agenda joint with Land Use Committee: 1) Discussion with residents of Trinity House regarding new construction and buy-out negotiations, 2) Discuss, brainstorm, and plan an affordable housing themed town hall.

- 1) James Paul, co-president of Trinity House Tenants Associations presented follow-up of recent interactions with Trinity School that the Housing Committee had been involved with in years past, including rent increases, garage financials, and building purchase negotiations.
- 2) James Paul presented concerns with the current Trinity School proposal for construction of new floors above the existing parking garage.
- 3) Discussion with Page Crowley and Roberta Semer about a joint Land Use/Housing town hall on the future of affordable housing. Tentative decision was to proceed with an event targeted for the Fall and to produce an 'abstract' describing the purpose of the event to help drive its ultimate formulation.

Present: Nick Prigo, Christian Bray, Robert Espier, Madelyn Innocent and Genora Johnson. **Land Use:** Page Cowley. **Chair:** Elizabeth Caputo. **Board Member:** Roberta Semer. **Absent:** Matthew Holtzman and Lillian Moore.



Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
April 9, 2014

Renewal application to the SLA for a two-year license:

1. 2756 Broadway (West 106th Street) Five Lamps Corp, d/b/a Five Lamps Tavern

Michele Parker stated that there are three issues: the C of O, the sound in the rear yard and the closing hours.

Peter King, Mark Harvard and Vladimir O'Farrel, operating partners attended.

Mr. King's statement was written and he read it. Summary of discussion after statement: Two years ago with the initial application the owners were requested to get an amended Cof O to use the rear yard. It turns out there was no C of O to be amended. They considered getting a waiver of no something but decided to go for the gold standard of a C of O.

Sound in the rear yard, sun shades were put up to muffle sound. This was Ineffective. Just a couple of weeks ago put up sound umbrellas over the 8 tables.

Closing hours – people have to be out by 10pm. Last seating is at 8pm and all. The co-chairs asked the final checks for each table be given to patrons at 9pm on weeknights and 10pm on weekend nights.

Lisa Vangelas 246 W. 106th St. She is an architect with 10 years of code compliance. Not affiliated with the restaurant. They have a C of O for the first floor, #91029. Place of assembly permit has been filed. They filed for an egress easement that has not been approved so there are not two means of egress from the back yard. Kitchen fires have occurred in the neighboring areas. She contends the space is not legal to be occupied. It is a dangerous area, there is no way out in an emergency. An alteration type one application has to be filed and a place of assembly permit needs to be in place.

Mark Diller. The C of O is for the indoor space. The outdoor space is technically attached to another building.

The question of the building having two addresses was raised. The Committee has asked for documentation.

Mr. Diller. The place of assembly permit won't be issued until there is a C of O.

Mr. King. The Department of Buildings has said we are legal.

The Committee requested the documentation that has been referred to including Assembly permit and Cof O or Statement of No Objection.

David Rebhun read a prepared statement. Noted that 3 of 6 stipulations to license have not been met. He met with DOB stating they do not have permission for a rear garden. He claims there is noise every night that the rear garden is open.

GloryAnn Kierstein, Pres. of the Duke Ellington Block and Neighborhood Association. I came here neither for nor against the issue with 5 Lamps. Based on that, there always has to be a balance between the business and the residents. With 60 people who need to leave at 11pm and the bar is open until 4am how to get everyone out on time.

Mark Diller. Concerns that I have include that the stipulation to get a C of O has not been honored. I am concerned that this is a back yard space. On the avenue the sound of an outdoor café is different. The noise from a donut is a legitimate concern. Troubled by the assumption that if a judge did not fine them then they are legal. A good faith application is not fulfilling the stipulation. I am troubled that the applicant seems to be blaming the Committee.



The committee is recommending denying the SLA application unless the applicant produces the following documents: C of O and/or letter of no objection, a copy of all documentation that the application has received and the assembly permit and architectural plans with egress plans. The sound issue must be addressed. John Martinez added: There is another issue in using the backyard with a separate license. All of these documents must be in the CB7 office by April 28th so we have time to review.

VOTE

Committee members 8-0-0-0

Non-Committee members 2-0-0-0

Applications to the SLA for two-year liquor licenses:

2. 1871 Broadway (Wet 62nd Street) NY Institute of Technology d/b/a NYIT Auditorium on Broadway

Jordan Thompson Assoc gen counsel, Jennifer Cucura, general manager. jcucura@nyit.edu

The bar is not yet built. It will host solely private parties – pre and post lecture cocktail parties.

Mostly presentations. 260 Seats, 9,000 sf. Chairs are fixed, it's an auditorium.

Discussion ensued. They offer non-profit rates.

VOTE

Committee Members 8-0-0-0

Non-Committee Members 2-0-0-0

3. 165 West 72nd (Amsterdam Avenue)

Eric Bingchen Li attorney representing client. Eric.li@ncny-law.com

Goal is to buy the business to run a sushi restaurant. 8 tables. There is no DBA yet. CB7 will need the DBA before the Full Board meeting. Ling Kumo Restaurant is the name of the previous restaurant.

VOTE

Committee Members 8-0-0-0

4. 235 Columbus (West 71st Street) Parm Upper West LLC d/b/a Parm.

Owner has 4 other restaurants in other CBs. They will be delivery offered. Requirements were reviewed. Open by end of June.

Barbara Adler, Lincoln Center BID, spoke in favor of the restaurant.

Donny Evans, spoke on behalf of the owners.

VOTE

Committee Members 8-0-0-0

5. 410 Amsterdam Avenue (West 79th Street) 317 Amsterdam Corp. d/b/a Tolani.

Stanton Du Toit, owner. Stanton@tolaninyc.com. @tolaninyc

Trying to get outdoor café added to SLA license (alteration). The backyard is closed at 8:30 and the soundproofing has been improved. The Committee asked if the rear yard garden has an SLA or if this application covers it. The Committee also needs a list of where the postings.

VOTE

Committee Members 8-0-0-0

6. 507 Columbus Avenue (West 85th Street) Flex and the City d/b/a Flex Mussels.

Robert Shapiro, BobbyShapiro@gmail.com Elke A. Hofmann, attorney. Zahra@eahlaw.com

Transfer, purchasing operation. Outdoor café, not sure about delivery service.

VOTE

Committee Members 8-0-0-0

7. 625 Columbus Avenue (West 90th Street) Lefkada LLC d/b/a Korali.

Evan Sarson, attorney for the applicant. evavn@sarzinlaw.com

The owner has run previous restaurants and is taking over this space. The Committee asked if there would be an outdoor café. There will be and there was a discussion about whether the outdoor space would need



to be included in the SLA and if it needed a permit. The attorney will amend the application and re-submit to Committee before the Full Board meeting.

David Owens, Board president 65 West 90th Street, the building the restaurant will be in. He notes that the outdoor space is within the property footprint which gives them the right to be outside.

VOTE

Committee Members 8-0-0-0

8. 2588 Broadway (West 98th Street) Triti USA Inc. d/b/a VARQ.

The applicant did not attend.

VOTE to disapprove

8-0-0-0

9. 898 Amsterdam Avenue (West 103rd Street) Primavera Mexicana Inc. d/b/a To Be Determined.

Neil Visoky, attorney representing the owners. Nmv66@aol.com

The space has been vacant for more than two years. It will be a large investment so they are seeking extended hours. One of the owners (father and son) is presently a manager at IHOP. Stipulates to non amplified music. No sidewalk café planned. Capacity less than 50 people. Agreed to amend the method of operation changing hours to close at 1am on weeknights and 2am on weekends.

VOTE to approve

Committee Members 8-0-0-0

10. 2791 Broadway (West 108th Street) Lornick Hospitality LLC d/b/a Da Ponte

Reid Rosen, attorney for applicants. rreid@reidarosenlawyer.com

Will apply for an outdoor café. Committee requested a list of location for postings.

VOTE

Committee Members 8-0-0-0

Unenclosed Café Renewal Applications:

11. 1900 Broadway (West 63rd-64th Streets) Renewal application.

Michael Jacobs, mjacobs@ctrnyc.com

Committee clarified the configuration of the outdoor café. Part of the outdoor café is within the footprint of the building. The Committee votes on only the part past the building column. The Committee clarified how many seats are on the City sidewalk. Monica Blum, Lincoln Square BID, says the restaurant is not in a special area. The Committee questioned why this café should have 10.5 feet of café space where other restaurants are kept to 9 feet. The Committee will be reviewing the City regulations for the size in relation to the sidewalk.

VOTE to approve

Committee Members 8-0-0-0

12. 193 Columbus Avenue (West 68th-69th Streets)

Betty Samau, marytai55@gmail.com

4 delivery bikes, stored on 69th Street when not in use. Delivery bike rules were reviewed.

William Greilsheimer, neighbor. The café area is used as a storage area during the winter. The tables are chained together all winter. It's unsightly and is not a proper use of café space. Ms. Samau agreed that they did that, and they will not do so in the future – that the tables and chairs will be taken away during the winter. On mild winter days they have customers outside. At night there are more than four bikes. The bikes are chained on Columbus Avenue and to trees. She promised to supervise the bikes so that they aren't locked to the trees.

VOTE to approve

Committee members 8-0-0-0

13. 566 Amsterdam Avenue (87th-88th Streets)

Skel Islamaj bfrites@aol.com

VOTE

Committee Members 8-0-0-0

14. 718 Amsterdam Avenue (95th)



Marc Glaser disclosed that he is representing the client. Postings were not seen, the Committee requested that the VOTE to approve
Committee Members 8-0-0-1

New Unenclosed Café Applications:

15. 2418 Broadway (West 89th Street)

Donald Bernstein, attorney representing the client.

Client has owned another restaurant in the West Village. The Committee will not approve the plans the way they are with the tables extended past the building line. The attorney will get our Committee revised plans before the Full Board meeting.

Frayda Pitkowsky lives in the apartment building where the restaurant is. She is against allowing the outdoor café to wrap around the corner. The side street is very crowded with permanent structures. It would be inappropriate to have a café on the side street.

Jem, resident. Carried a letter from Gretchen Steiner. The ventilation system is too loud. It keeps the neighbors up at night. Seven people have called in complaints about the vent system.

Joan Skurmik, agrees with Frayda. Also there is an open cellar shaft on the side street, it is open on the time. Answer: it is shared with the laundry who keep it open for deliveries. There are cones that alert walkers. The owner promised to open it only for deliveries.

VOTE to approve if new plans are modified to remove the tables on the side street and the row extending past the building line. The café must be contained on the avenue.

Committee Member 7-0-0-0

16. 2170 Broadway (West 76th-77th)

Ed Schoenfeld Manging partner, ed@redfarmnyc.com

No bike delivery. Posting went into all adjacent buildings. The café comes out 10'9". The owner has agreed to re-submit before Full Board.

Vote to approve with modifications to make the café within the guidelines.

Committee Member 7-0-0-0

17. 483 Amsterdam Avenue

Allen Frankel, attorney for client. Allencfrankel@me.com. Nicky Meatballs.

Committee requested that the café footprint be limited to 9 feet, not 9'6". Client agreed. Will re-submit drawings before Full Board.

VOTE to approve with an amended plan.

Committee Members 7-0-0-0

Modified Unenclosed Café Applications

18. 416 Amsterdam Avenue

Marc Glaser disclosed that he represents this restaurant. He agreed that the client will modify the plans to have tables only on the avenue.

VOTE to approve 2 tables on the side street

Committee Member 0-6-0-1

Vote for the tables on the avenue

Committee Member 6-0-0-1

Meeting adjourned 10:30pm

Present: Michelle Parker, George Zeppenfeldt-Cestero, Linda Alexander, Paul Fisher, Marc Glazer, Matthew Holtzman, Joanne Imohiosen and Suzanne Robotti. **Chair:** Elizabeth Caputo. **Board Member:** Mark Diller. **Absent:** Brian Jenks and Anne Raphael.



**Preservation Committee Meeting Minutes and Resolutions
April 10, 2014**

1. **305 West 72nd Street, Apt. 2B** (West End Avenue – Riverside Drive.) Application to the Landmarks Preservation Commission for the replacement of four windows on the front façade.

Presenter: Samuel Nehushtan, S.N.S Windows

Scope: Residential tenant installed five (5) new windows at Apartment 3A, where work was performed prior to Historic District designation by LPC; current proposal at 2B features small variation between existing and proposed windows; glazing diminution less than 7%; proposed condition consists of installing aluminum in-swinging French casement windows with insulated glazing and black finish, and operating transoms above; historic wood brickmolds will be retained; existing condition includes deteriorated single glazed French casement windows with operating transoms, no curve at upper corners of transom window brickmold; no master plan for windows at the building.

Community Comment: none

Regarding the proposed replacement of four windows on the front facade, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing wood frames, including the curving brick mold will be retained.
- The existing French casement windows and fixed transoms are single glazed wood windows in poor condition. They will be replaced with new aluminum French casement windows and fixed transoms, installed within the original wood frame.
- The new windows will be double-glazed aluminum. Matte black enamel finish to match the rest of the building.
- These replacement windows have been previously approved by LPC for apartment 3A.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the four front façade replacement windows is reasonably appropriate to the historic character of the building and of the Historic District. The Committee recommends that the building develop a Window Master Plan.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the four front façade replacement windows.

Preservation Committee: 7-0-0-0.

2. **110 West 78th Street** (Columbus –Amsterdam Avenues.) Application to the Landmarks Preservation Commission for replacement of front façade windows.

Presenter: Brian Connolly, Don Zivkovic Architects

Scope: Replace existing deteriorated, single glazed, double hung wood windows at principal façade with new windows in existing masonry openings; previous LPC approval for traditional double hung wood windows (10 windows typical) to replace deteriorated existing windows and brickmolds; owner now seeks to install insulated glass, tilt and turn wood windows at lower sashes arguing they are more energy efficient/thermal insulation, provide improved sound isolation, and are easier to clean; proposed upper sashes will be fixed insulated wood windows; new wood brickmolds will match historic condition; proposal at 2nd floor calls for new solid wood panel below one taller window, with wood sash aligning



with adjacent window sash, and insulated glazing, where the solid wood panel will be located behind a projecting, single-bay balustrade (minimal visibility of this alteration from the public way); in the closed position, when viewed from the street, the new windows will “look reasonably close” to traditional double hung wood windows; note that the proposed windows have been approved by LPC elsewhere (no specific precedents provided); thickness of framing for tilt and turns results in thicker window vertical section at lower sash; stiles get bigger (1-3/4”); glazing diminution (4-6%); installation will retain historic planar relationship of windows and brickmolds; new window finish Benjamin Moore HC-72 Branchport Brown

Community Comment: none

Note Friendly Amendment to Resolution: MD said all windows will be replaced on the façade (uniformity of operation change in new fenestration)

Regarding the replacement façade windows, the following facts and concerns were taken into account in arriving at our conclusion:

- A prior application to replace the existing deteriorated wood double-hung, single-glazed windows with new wood double-hung, double-glazed windows was previously approved by LPC.
- For improved thermal insulation and sound isolation, substitute replacement windows are now proposed. In elevation, these new windows appear very close in design to double-hungs.
- The new windows will have a fixed upper sash and an inward tilting lower sash set. The horizontal offset of the lower sash from the upper sash will be 1-3/4”, similar to the offset at a double-hung window.
- The new windows will be painted wood, with new brick mold to match existing. Dark brown painted finish to match original window color.
- A revised design for the single, taller second floor window over the front door portico is proposed. This new tall window will have two equal-height sashes aligning with the adjacent double-hung window, with a solid wood panel below. The wood panel will be visually concealed from the street by the portico parapet

The Preservation Committee of Community Board 7/ Manhattan believes that while the operation of the lower sash will appear notably different from that of a double-hung window when open, when closed, the windows closely resemble double-hung units. Furthermore, the inward-tilting units yield improved thermal and sound characteristics. Therefore, the Preservation Committee believes that the revised replacement window design is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the replacement of front façade windows.

Preservation Committee: 6-1-0-0.

Non-Committee Board: 1-0-0-0.

3. **476 Amsterdam Avenue** (West 83rd Street.), d/b/a Fred’s. Application #152290 to the Landmarks Preservation Commission to install four canvas awnings on the Amsterdam Avenue façade.

Presenter: Margaret Garcia, Architect; David Honor, Tenant

Scope: ground floor tenant retail space proposes to install four retractable canvas awnings, clad in blue Sunbrella fabric with white lettering on the skirts, of varying lengths and spaced irregularly, mounted at



masonry bandcourse below the 2st floor windows (Amsterdam elevation); awnings will have 7'0" clearance from the bottom of the skirt to the sidewalk, as per LPC and DOB requirements; skirts will feature signage "Come. Sit. Stay."; remove exposed conduits and patch holes in masonry brick; install concealed conduit; install new lights at ground floor masonry piers on Amsterdam Avenue and West 83rd Street; awning brackets, mounted in brick below bandcourse, will touch masonry bandcourse; impossible to install awnings below masonry bandcourse – otherwise wouldn't meet LPC and DOB requirements; not possible to make awning "flat or shallow"; 6'0" deep awnings; in response to LPC staff comments, design was revised from a single large awning to four smaller awnings that look more "tasteful" or "classic"; tenant has been at this location for 17 years; landlord asked tenant to perform façade work as part of lease extension negotiations;

Community Comment: none

Committee Concerns: awnings will not align with the windows/masonry openings above the ground floor level;

GP noted that this building is simply detailed and that one of the major components of the building's ornamentation is the bandcoursing; that the viewer is intended to see all not some of the bandcoursing; would prefer another solution;

MD asked about umbrellas and tables; suggested awnings be placed higher up on the façade with a steeper slope (more classic); these awnings read like a "ceiling"; if lower then objection; signage needs to be more related; not sure how to get an awning that fits geometry of the building;

GP arbitrary about differing awning widths and placement; asked about a sign? And umbrellas? (rather than the awnings)

Tenant noted liability issues with umbrellas; wants to improve the building in keeping with landlord request; signage doesn't matter and is happy to remove it from the skirts;

GP asked if it would be possible to install a fixed sign below the masonry bandcourse? Clear objection at DOB? If awnings are attached below the masonry bandcourse there is a well along the sidewalk, outside/parallel to part of the storefront; possible to install awnings over sub-grade well?

LPK asked if it would be possible to improve the vestibules and make them more "grand"?; awnings concealing stone bandcourse; new awnings don't align with anything above; don't respond to the logic of the building; admire intent but "barking up the wrong tree"

LPK, GP asked whether it would be possible to install an awning that matches the length of the sub-grade well?

GP cannot support any awnings attached to masonry bandcourse; this building has integrity; although not the Apthorp of the Chatsworth the building has dignity and effort was made to design the building's details

LPK noted DOB BC 31-06 for awnings: must have 8'0" and 7'0" clearances above sidewalk

BL asked tenant to confirm that this project was responding to the landlord's request

Tenant noted that the work will help the building to look better



MF noted the group of smaller stores along this street; this store fits into the character of the neighborhood

MD agrees

RR noted that 3 awnings will cover tables; one awning will cover the entrance

BL noted that the awnings will have “too much signage”

JA noted many disparate viewpoints; blanket of appropriateness is Committee’s charge; disagree with calling masonry bandcourse as an important architectural element; don’t think the awnings diminish the building’s importance; commercial avenue; no consistency; appropriate as presented; limit to what can be done to solve concerns;

LPK suggested limiting awning above sub-grade well only; submit CCDI determination request

GP likes the applicant and the place; not a hardship; this is the best that they can do

MF limited; narrow skirt of awnings; mimics the banding; keep linear dimension; not obnoxious; awnings relate to windows below;

MH noted that the removal of exposed conduit and the installation of buried conduit with patch masonry is good; that the installation of new lights is also good; concealing the masonry bandcourse is not appropriate; support other Committee comments about limiting awning to width of the subgrade well

Community Comment: none

Regarding the four new canvas awnings proposed, the following facts and concerns were taken into account in arriving at our conclusion:

- Four new awnings are proposed for along the Amsterdam Avenue façade, providing shade for the outdoor sidewalk café area.
- The awnings would vary in length and be spaced irregularly, loosely related to the doors and windows above and below.
- The awning support brackets would be bolted to the masonry below the decorative stone band/ second floor window sills. The awning roller would be affixed to the face of the decorative band/ window sills.
- The awnings would be blue Sunbrella fabric, with white lettering.
- Because of the minimum code-dictated height clearances, the awnings would have a very shallow pitch, notably different from the steep pitch of typical storefront awnings.
- The existing surface mounted electrical conduit will be removed. New power for the new exterior will be buried in the existing masonry, patched as required.
- New lighting fixtures will be installed along Amsterdam Avenue and on 83rd Street

The Preservation Committee of Community Board 7/ Manhattan supports the removal of the surface-mounted conduit and the new exterior lighting. While conceptually the Committee believes that the introduction of several awnings would enhance and enliven the base of the building, and increase the restaurant’s visibility, it believe that, because the specific mounting location of the awning rollers conceals and interrupts one of the decorative horizontal stone façade bands, the design compromises a distinctive architectural feature of the façade. Therefore, the Committee believes that the proposed design is inappropriate to the historic character of the building and of the Historic District.



THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **disapproves** the four canvas awnings.

Preservation Committee: 5-2-0-0.

Non-Committee Board: 0-0-1-0.

4. **31 West 84th Street** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission to construct a cellar rec room below the rear yard with a 5-foot planted buffer at the rear property line, and to reconstruct a deteriorated one-story masonry extension using brick to match the existing building.

Presenter: Ed Shalat, Shalat Architects

Scope: site is located between Columbus and Central Park West on West 84th Street; no increase in footprint of the building is proposed; work proposed at the rear elevation and rear yard will not be visible from any public way; a one-story, horizontal extension is proposed below the grade of the existing rear yard, which will terminate 5’ inboard of the rear lot line; excavation to be 9’-10’ deep at rear yard; no bedrock anticipated; proposed use will be a 420 sq. ft. recreation room, occupiable but not habitable; rear yard to be paved with brick with planted 5’ buffer, in accordance with LPC staff comments; severely deteriorated outer wythe of existing brick clad one story rear ell extension will be replaced in-kind; existing, non historic curved profile railings at the rear roof terrace will be replaced with new straight profile railings, all with a black painted finish; new masonry openings proposed at existing 3 story rear ell extension;

Community Comment: none

Committee Discussion:

green roof possible for rear yard instead of brick? Eligible for tax abatement? ES will ask owner;

GP asked why not add cast lintels above new masonry openings at rear elevation? ES said OK;

MH asked about TPPN 10/88 compliance regarding protection of adjacent historic properties? ES confirmed compliance, will rebuild retaining wall; no underpinning will be required during construction;

MH asked about maintaining the continuity of planes at rear yards within the historic row? ES said yes

Community Comment: none

Regarding the cellar and rear yard addition work, the following facts and concerns were taken into account in arriving at our conclusion:

--The existing rear yard will be excavated 9-10 feet down, enlarging the existing Cellar space, to be used as a rec. room. The extent of the excavation work will end five feet from the rear property line to allow for a shallow planting bed.

--The cellar roof will be surfaced in brick.

--The exterior masonry cladding of the existing one story rear yard addition is in deteriorated condition. It will be rebuilt as a new one story addition within the same footprint. The rebuilt structure will be clad in brick to match the existing rear façade, with a black metal railing at its roof terrace, to match the existing third floor roof terrace railing.



--Fenestration in the existing three-story rear yard addition will be modified.

The applicant agreed to add cast stone lintels over the new door opening in the rebuilt one story rear yard addition to match the existing and modified window openings throughout the rear facade, and to consider surfacing the Cellar roof with permeable pavers to make it a “green” roof.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the excavated cellar and the rebuilt one-story rear yard addition, with the addition of lintels over the new door openings is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves as modified** the cellar and rear yard addition work.

Preservation Committee: 7-0-0-0.

5. **15 West 86th Street, SAJ Synagogue** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for new front doors.

Presenter: Ira Schachner, Architect

Scope: install new entrance doors at SAJ Synagogue; SAJ site was previously the site of two townhouses, mostly demolished, with internal/structural reconfiguration and a new façade installed in 1937; existing entrance includes a canvas clad street canopy, where new canvas cladding will be installed on the existing frame; façade features an “interesting mélange” including Art Deco and Tudor revival style rosettes; Arts and Crafts style script above entrance “Society for the Advancement of Judaism” with diagonal 4-point rosettes above; Gothic revival style doors c. 1937; 0’-3” thick, deteriorated/rotted wood doors with compromised operability in limestone enframement in need of replacement; SAJ community seeks more transparency in new doors and improved security; new doors will feature bullet resistant glazing; new operable, by leaf doors will feature bronze satin brass rosette grilles, with Star of David at center of each grille, all with glass panels behind the grilles, with framing and stiles of lightly stained oak, also with a satin finish

Community Comment: none

Committee Discussion:

Possible to have low iron glass? IS confirmed yes

Some discussion of how clear the glass will be/how clear the SAJ community would like it to be

Project financing via an NYPD Homeland security grant

Regarding the replacement of the existing front doors, the following facts and concerns were taken into account in arriving at our conclusion:

--The existing front doors are dark wood, in poor condition.

--The doors are heavy, 3” thick, making them difficult to operate.

--The small window openings in the doors are high up, restricting visibility both in and out.



--While the design of the building's façade is primarily Art Deco, with tawny bricks and light stone, the doors are Gothic in design, dark and heavy in appearance.

--New, lighter color doors are proposed with increased transparency and visibility, and with easier operation.

--The new doors will have a light stained oak frame surrounding a large glazed central panel, faced with satin brass finish bronze grilles for security.

--The door grille design will be simple geometricized rosettes, related to the existing rosette design elements throughout the front façade.

--Door glazing will be bullet-resistant.

The Committee recommends that the applicant consider low-iron glass

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new front doors is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the new front doors.

Preservation Committee: 7-0-0-0.

6. **580 West End Avenue** (West 88th-89th Streets.) Application #152120 to the Landmarks Preservation Commission for replacement of windows.

Presenter: Andrew Halpin, Howard Zimmerman Architects; John Wilcox, Board President

GP noted the project was inadequately announced/notified to the public; there is an obligation, especially with a large project, to inform neighbors

Scope: WEA HD; 1927 construction date; few changes to facades since then aside from some new AC units; original steel windows with true divided lites; proposed windows will offer two options to residents – steel or aluminum replacement windows; no plan for window replacement now but will take place over time; no paint analysis performed (no plan to perform one); maintaining grid of steel (true divided lites) or aluminum (simulated divided lites; glazing diminution); new insulated glazing; steel members will need to be larger to support heavier weight of glass; four window types: (1) tripartite windows with transom; (2) paired window with transom; (3) single window with transom; (4) single window no transom

Committee Discussion:

GP: differing frame sizes; aluminum frame is thicker; steel dividers are thicker; disparate installations between steel and aluminum

JW possible to install piecemeal; 12th floor now under renovation; no window replacement program; interior storms at some windows

MF piecemeal replacement within individual units?

AH – individual units can choose either steel or aluminum windows, but glass will be required to be consistent throughout



LPK reflectivity percentage? 15-20%?

AH low iron glass

MH: possible to consider steel windows only at 1st and 2nd floors of principal facades? And choice of steel or aluminum above? No restriction on secondary facades

JW may not be onerous, but not necessarily fair

AH steel can be 2x more expensive than aluminum

BL 10th floor windows already changed

Josette Amato – WEA Preservation Society – thank you; this proposal will be so helpful to anyone in the building over long term

GP ground floor steel windows only (on primary facades); recommend steel at 2nd floor and balance of windows can be either steel or aluminum; secondary facades can be one material or either

MD either other floor – avoid one or the other – chose consistent material on primary facades

Regarding the proposed window Master Plan, the following facts and concerns were taken into account in arriving at our conclusion:

- Most of the original single-glazed metal windows still remain.
- The existing windows consist of multi-paned units, a combination of operable casements and fixed units below, with fixed and operable transom sections above.
- The new windows will replicate the window configurations in overall design and in method of operation.
- Two replacement options are proposed for inclusion in the Master Plan: steel (more costly) and aluminum. Each version is reasonably close to the details of the original windows, but the two options vary in small ways from each other.
- Both replacement window options will be double-glazed, with satin black finish to match existing.
- Except at street level, each floor contains a single apartment.
- The building has a two-story limestone base, with light gray brick cladding with limestone details on the floors above.

The Committee recommends the following modifications to the proposed Master Plan, which the applicant accepted:

- At street level, within the limestone base, new windows in the primary facades will be steel.
- At the second floor, within the limestone cladding, the Committee recommends that the windows in the primary facades be steel.
- At the upper floors, all windows on the same floor of a primary façade will be the same material, i.e. all steel, or all aluminum.
- All secondary facades may be steel or aluminum, regardless of the window material employed for that floor's primary facades.

The Preservation Committee of Community Board 7/ Manhattan believes that the Replacement Window Master Plan as modified is reasonably appropriate to the historic character of the building and of the



Historic District. The Committee commends the building's Board for being forward thinking in developing a Master Plan place to ensure that the unique architectural character of the building is protected and preserved over time.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the Replacement Window Master Plan as delineated above

Preservation Committee: 7-0-0-0.

Present: Jay Adolf, Gabrielle Palitz, Mark N. Diller, Miki Fiegel, Meisha Hunter, Lee P. Kwan and Blanche E. Lawton. **Chair:** Elizabeth Caputo. **Board Member:** Richard Robbins.



**Land Use Committee
Minutes
April 16th, 2014**

1. 2724 Broadway (West 104th St-105th Streets) 384(b)(4) approval for a lease between NYC and the Nut Box, LLC, a retailer of nuts, dried fruits, trail mixes, snacks, spices and coffee.

Representatives from the Economic Development Corporation, Darrell Connolly, Martha Joanah and Ashley Dennis gave a PowerPoint presentation describing the retail location and the type of store. The Owner, James Locke, was also present and described the company, and their desire to expand into other neighborhoods, as their first store opened in Brooklyn, with their next two in Chelsea Market and Greenwich Village.

In addition to the type of retailer, There were several facts presented as to the size of the space which was confirmed to be 905 Sq. ft., term of the lease which will be five (5) years and the annual rent of \$123,500 with 3% annual increases during the lease term. The establishment will provided 6 to 9 full time jobs at the living wage of \$11.90 per hour. The retailer is located in the Regent Hotel, a transitional family shelter. The lease is to take effect on July 1, 2014. This retail location was seen previously when a clothing retailer was interested in the space, but that lease fell through.

As to the procurement process, the representatives from EDC confirmed that there was and RFP, with several submissions. The proposal was awarded to the highest bidder providing the greatest income to the city.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** the of the proposed lease between NYC and the Nut Box, LLC, a retailer of nuts, dried fruits, trail mixes, snacks, spices and coffee.

Land Use Committee: 5-0-1-0

Non-Committee Board Members: 3-0-0-0

2. Further Discussion of a Joint Housing and Land Use forum

There was a lively discussion regarding a variety of possible topics under the heading of Affordable Housing. As this generated far too many ideas, the group assembled was asked to forward a maximum of their three top issues, in order to narrow down what we want to cover. The balance of the comments were about the Mayor's release of the Affordable Housing Program scheduled for release on May 1 and if our program should comment on it or be our own set of issues. Lastly, the timing of the forum was also debated – either sooner to respond to the Mayor's plan or in September when there would be adequate time to arrange for the panelists.

3. Other Business

A member of the public, a tenant at 10 West 93rd Street who was a Board Shareholder of his building was concerned that Columbia Grammar had arranged to extend no parking signs in front of his building. He believed that this was an encroachment that took valuable parking spaces and drop off opportunity for residents and guests this building. We agreed that this should be looked into and the concern/complaint would be directed to the District Manager and the Transportation Committee.

Respectfully submitted by Page Cowley



Present:

Land Use: Richard Asche and Page Cowley, co-chairs, Nick Prigo, Chair Housing Committee, Brian Jenks, Sheldon Fine, DeNora Getachew, Ethel Sheffer, Roberta Semer.

Non Committee Board Members: Elizabeth Caputo, Chair, Blanche Lawton, Suzanne Robotti.



**Minutes of Parks and Environment Committee
Community Board 7/Manhattan
Klari Neuwelt, Chair
April 28, 2014**

The meeting was called to order at 7:00 by Klari Neuwelt.

1. Presentation on “Summer on the Hudson” in Riverside Park for 2014. Zhen Heinemann, DPR, discussed the programs scheduled for summer 2014 in Riverside Park, and provided brochures.

2. Presentation by the NYC Department of Parks and Recreation on the proposed renovation of Septuagesimo Uno Park, West 71st Street between Amsterdam and West End Avenues.

Leslie Peoples and the project designer, presented for DPR. Septuagesimo Uno Park is a tiny park on the site of a former 15-foot wide brownstone on a residential block. It is well-used and well-loved by many of its neighbors, some of whom have long participated with DPR in maintaining its plantings and other features. The park is in need of substantial renovation, and sufficient funds have been allocated through the New York City Council. The proposed renovation would involve new permeable paving, new plantings, new benches, new drainage, and new watering equipment, among other needed changes. Several neighbors who have worked with DPR in the past in supporting this park spoke in favor of the proposed renovation. The neighbors spoke in favor of limiting the length of benches to four feet, and did not seek to have lighting provided in the park. Several neighbors expressed their intent to continue to assist DPR in maintaining park plantings.

Construction is currently anticipated to take place in the spring of 2015 as part of a “multi-site” contract in which one contractor is engaged for five DPR projects.

The Committee adopted a resolution to approve the proposed design.

Committee members: 5-0-0-0

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

3. Discussion with Caroline Greenleaf, Director of Community Relations for the Central Park Conservancy, about cross-park bicycle paths and the North Meadow Recreation Center in Central Park.

Ms. Greenleaf described usage patterns on the 96th Street cross-park bicycle path, which runs south of the 96th Street transverse from the West Drive to the East Drive. She said that the predominant usage was students, etc. commuting west to east. She is not aware of any significant complaints. (Committee member Madelyn Innocent said that as a dog walker she has had a problem with cyclists at that location, and Ms. Greenleaf suggested that she contact her after the meeting.) Ms. Greenleaf showed several photos of pedestrian traffic on the continuation of the path from the East Drive to Fifth Avenue, and said that the congestion there made extending the bicycle path beyond the East Drive unrealistic.

Ms. Greenleaf also discussed how the North Meadow Recreation Center is configured and used. She mentioned several conditions that the Conservancy has ameliorated recently in response to user comments.



In response to a question, she said that trash receptacles in the park have been generally pushed toward the periphery of the park to facilitate pickup operations.

4. Update on Committee discussions.

Kaitlin Petersen of the Manhattan Community Boathouse reported that that organization will be conducting the free kayaking program in Riverside Park at 72nd Street this year, both weekend days, starting May 31.

Klari Neuwelt discussed the letter that CB7 had just sent to Mayor De Blasio and other elected officials in connection with proposals to ban the Central Park carriage horses and potentially replace them with motorized tourist vehicles, reminding them of CB7's and the Borough Board's opposition to motor vehicles in the park.

Madelyn Innocent and Meisha Hunter briefly discussed site visits they had recently made for the Committee with regard to proposed playground renovations.

Klari Neuwelt discussed the Committee's hope to spearhead an effort to have lighting installed on the Cherry Walk, which runs along the Hudson River from 100th Street to 125th Street, where it ends at the Harlem Piers. The Cherry Walk is increasingly used by cyclists for commuting and by recreational cyclists and runners, but it was installed about 20 years ago without electric infrastructure, and its terrain is complicated.

The Committee briefly discussed that the Tavern on the Green in Central Park has now reopened for business. Committee member Joanne Imohiosen said that she has received complaints from neighbors about noise from the venting equipment. The Committee suggested that she follow up on the complaints with DPR.

The meeting was adjourned at about 9:00 p.m.

Present:

Committee Members: Klari Neuwelt, Kenneth Coughlin, Meisha Hunter, Joanne Imohiosen and Madelyn Innocent. **Board Members:** Mark Diller, David Sasscer. **Absent:** Isaac Booker, Phyllis Gunther.