



Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Tuesday, May 6, 2014, at the David Rubenstein Atrium in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:31 p.m. after the Secretary confirmed the existence of a quorum.

Minutes from the previous full board meeting were **approved**: 24-0-1.

Chair's Report: Elizabeth R. Caputo

- The new President of Lincoln Center, Jed Bernstein, welcomed the Community Board to the Rubenstein Auditorium and took questions from the community.
- The Chair welcomed the new members of the Community Board.
- On May 7 and 8, there will be public hearing on the draft environmental impact statement regarding the JHL's proposed construction on West 97th Street. CB7 has provided testimony in the past and will be providing additional testimony at these hearings.
- The Community Board will be sending a letter in support of a vehicle-free central park, including the electronic cars proposed to replace the carriage horses.
- The Chair thanked the Community Board Members who worked on the successful Beacon school project.
- The Chair also thanked Ella Ver, the Community Board's Planning Fellow, for her service with the Board.

Community Design Task Force Presentation: Ethel Sheffer, Chair

- The purpose of the task force is to facilitate the Board's ability to make recommendations in a way that can be integrated across communities.
- The public has expressed concerns about a number of individual problems related to community design, including street conditions, congestion, etc.
- The task force has met a couple of times and determined that they will focus on the integrated features in two geographic areas: (i) the Lincoln center/Lincoln square area, 60th to 72nd St; and (ii) 94th St. to 100th St., CPW to Riverside Drive.
- The task force wants to highlight the aspects of the UWS that work for most of the people most of the time while focusing on the goals of sustainability and livability.
- The task force will also focus on stakeholder outreach.

Community Session

David Rebhun

- Community member requesting that the Board reconsider allowing 5 Lamps Tavern to operate a public rear yard. Mr. Rebhun has issues with noise emanating from the backyard.

Barbara Leibowitz

- Inquired into whether the bus stop at Broadway and 77th will be returned. The Co-Chair of the Transportation Committee informed her that it would.



Abraham Palma

- Speaking on behalf of the YWHA of Washington Heights. Highlighted the organization's anti-tobacco initiative. The initiative focuses on youth education and how the tobacco industry is targeting them. He showed an example of educational advertising that will be used as part of the initiative. They are also working to have housing facilities go smoke free.

David Garcia-Rosen

- Representative of the Small Schools Athletic League. Posed the question: "Why are Black and Latino students being denied the right to play high school sports in NYC?" A number of schools in the city do not have any sports due to disparate distribution of funds. The Department of Education provides most of its sports budget to affluent schools, where poorer schools are being denied sports funding. Students of color predominate at the schools that are denied access to funding. The Bronx and Manhattan receive disproportionately less money per student whereas Staten Island receives more.

Cleo Dana

- Representative of Friends of Damrosch Park. Reminded the Board that the park was devastated when it became a commercial venue for Fashion Week. The group is working to restore the park and has filed a law suit. Ms. Dana asked for support by writing Mayor de Blasio; postcards were made available for use by the public.

Olive Freud

- Representative of the Committee for Environmentally Sound Development. Zoning has to be changed in such a way that it reflects that we understand the threat of climate change. Asked that the Community Board gets the ball rolling on downzoning in density around the edges of Manhattan.

Michael Sharp

- Representative of Year Up New York, a national career development organization. Its mission is to provide young adults, 18-24, who have a high school diploma, with professional training, internships and professional development for a year. The program includes five months of technical training, a six-month internship and includes the ability to earn a stipend and college credits. Not just for the economically disadvantaged. The program is free.
- www.yearup.org

Gabriella Rowe

- Ms. Rowe was just reappointed to the Community Board, but her first meeting will be her last as she had just been appointed the head of school for a large school in Houston, Texas.

Dan Zweig

- Member of the Board, announced the 5th annual Hope and Heroes walk on Sunday, May 18, 2014. The organization sponsors research and integrated therapy at Columbia-Presbyterian.

Ernestine Gallagher

- Community member who expressed concern over the traffic situation at the intersection of West End Ave. and 61st—the location of a day care center.



Kathy Gaffney

- Spoke regarding the project that is being built at 606 W. 57th St. Expressed disappointment that C-M Rosenthal did not oppose the development. Indicated that a primary concern were the shadows that would be cast on Central Park. Ms. Gaffney encouraged the Community Board to cooperate with other Boards affected by the building to address their concerns.

Peter Arndsten

- Provided updates on Columbus/BID events.

Betty Lynn

- Proposed that, considering the issues with crowding in our schools, that the Board of Education consider using the St. Agnes school at 87th St. and West End Ave., which has been empty before over a year now.

Speakers in favor of retaining Crafts on Columbus (not on the agenda)

- Elli Chacham
 - o UWS'er who participates in Crafts on Columbus. Mom and pop businesses are supported by the event.
- Julie Siegmund
 - o Local artist and resident of Community Board 7. 50 percent of participating artists are NYC residents. The event is a cultural institution that has been around for 34 years.
 - o Originally started as a way to bring Columbus Ave. back to the community. Believes that it was successful at this. Brings in residents from the other boroughs as well.
- Bernard Zalon
 - o Washington Heights Artist participating in the event for years. Expressed consternation with the Green Market taking over the space.
- Roberta Pliner
 - o UWS resident for 35 years. Knows that her neighbors are upset about the fact that Crafts on Columbus may come to an end.
- Davide Shapiro
 - o Expressed that artists are dependent on the event for portions of their income.
- June Rosen Lopez
 - o Local artist who has participated in the event for 35 years. Inquired into why the Community Board didn't want them there? The show has helped her and made her an established craftsperson.
- Linda O'Keefe
 - o Spoke in support of saving Crafts on Columbus.



- Laurie Mendik
 - o Has been going to the event for years and sees it as an important event.

Board Discussion:

- The Board decided that the Parks Committee should reconsider the issue, which was originally considered in 2012.

Diana Howard-Manhattan Borough President's Report

- There will be a housing clinic at Goddard Riverside on June 4th
- There will be a reception for community board members at the Museum of Natural History on May 28, 2014.

Reports by Legislators:

Helen Rosenthal – City Council Member, 6th District

- Published first newsletter, including contact information for the office.
- There will be a middle and high school in the Beacon building once it is vacated.
- Over 1000 residential units will be built as a result of the Beacon project, which is going forward in spite of the existence of neighborhood opposition. The Council Member negotiated 20 additional middle income units that will come out of the market rate apartments. The developer also agreed to build a public school pre-k in the district.
- The Council Member's first town hall went well, was well attended, and included representatives from 18 different agencies. All questions and answers will be posted on the Council Member's website in about a week or so.
- The district will start participating in participatory budgeting. The first meeting will be on June 12, 2014, at the Westside Y, from 6-8 p.m.
- The Council Member asked that the Community Board reconsider its decision regarding Crafts on Columbus; she appreciates this event as a resident of the Upper West Side and believes that this is the neighborhood's only honest craft fair.

Mark Levine – City Council Member

- Over 20 bills have been introduced that are consistent with the Mayor's vision zero initiative.
- 120 new speeding cameras will be installed in school zones across the City.
- Broadway has been declared a slow zone where the speed limit will be lowered to 25 MPH.
- The Council Member asked for an increase of \$27 million dollars in the park budget with a focus on staffing local parks.
- The Council Member supports a move to make lunch free for all students so as to remove the stigma from low-income students who would otherwise be the only people signing up for the program.

Reports by Legislative Representatives:

Josh Cole, Senator Brad Hoylman's Office



- The Senator has submitted a bill that would allow the sale and possession by minors of powdered alcohol, citing concerns with public health and safety.
- The Senator also will be introducing a bill to regulate the use of data collected from ID scanners.

David Baily, Senator Adriano Espaillat's Office

- Advocating for speed limits as low as 20 mph in NYC.

Paul Sawyer, A-M Linda Rosenthal's Office

- Bill regulating genetically modified food passed Assembly Consumer Affairs Committee despite aggressive lobbying.
- Friday, May 9th at 10 a.m. at 250 Broadway, the A-M will be holding a public hearing on radon's impact on indoor air quality.
- There will be a senior citizens' clinic on homeowners' exemptions and seniors rent exemptions. The Department of Finance will be at A-M's office to assist with filing.
- Testified at City Council hearing regarding SCREE & DREE changes. Raising income is only part of the solution to make these programs truly accessible. A-M has a bill to require that people who get back into the program within 5 years would have their rent frozen at old amount.

Dominic Lee, A-M Daniel O'Donnell's Office

- The A-M will hold a legal clinic on May 29, 2014.
- Encouraged the public to attend the public hearing on the JHL environmental impact statement.

Rebecca Godleweicz, NYC Comptroller's Office

- Holding hearings in multiple communities re: the "Build it Back" movement, which involves repairs after Superstorm Sandy.
- Recently released two reports: "State of the Arts", which discussed the lack of arts education across the City and evaluates every school in the City; and a report on affordable housing.

Ruth, A-M Richard Gottfried's Office

- The A-M continues to work on a single payer healthcare bill.

Andres Pasmينو, State Senator Jose Serrano

- Constituent hours at St. Agnes library on Amsterdam Ave.

Celine Mizrahi, Congressman Jerry Nadler

- Work around security and privacy issues continues as the Congressman has assumed the position of ranking Democrat on the Intellectual Property subcommittee; pushing for reforms re: "Big Data"
- Voted no on the Ryan budget; supported the "Better Off" budget.
- Announced winner of Congressional Art Competition, a LaGuardia High School Student.
- Will be submitting testimony re: the proposed JHL building.

Business Session

Land Use Committee, Richard Asche and Page Cowley, Co-Chairpersons

1. **2724 Broadway** (West 104th-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.



- Proposed use seems benign. No reason to oppose.
- Board member asked why community board considering. Because it is a city-owned building and leases have to be approved.
- Board member asked whether cigarettes will not be sold in this building to knowledge of land use co-chairs.
- They will be paying a living wage, not just a minimum. Lease over 5 years.

Noted that evaluating a land use and housing committee public forum on affordable housing. Soliciting names for forum participants and forum topics.

Resolution to approve was adopted. Vote: 36-0-1-0

Parks & Environment Committee, Klari Neuwelt, Chairperson

2. NYC Department of Parks & Recreation proposal for the renovation of Septuagesimo Uno, West 71st Street between Amsterdam and West End Avenues.

- Minute park on 71st between West End and Amsterdam. 92 feet deep. Probably smallest park in New York City. Used a lot by neighbors.
- Former C-M Brewer allocated Council funds which came in under budget.
- Parks Dept noted that this property is in the Landmarks District. Members of the Landmarks Committee happened to be present, who noted their support for the proposal from a Landmarks perspective.
- A board member noted that there was a meeting with Parks Department and that some residents adopted the park and have transformed it into a really nice park.
- Gabe Heafitz signed up to speak, but was not present when called to testify.

Vote to approve the resolution relating to the design: 41-0-0-0

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

Resolutions Re:

3. **Strangers' Gate** (Central Park West and West 106th Street.) Proposal to open view corridor to historic Strangers' Gate entrance and plaza in Central Park, at Central Park and West 106th Street, by removing three parking spaces. *Joint with Parks & Environment Committee, Klari Neuwelt, Chairperson*

- This is an item that has been on committees' agenda for several months now.
- Strangers gate in Central Park at W.106th Street. Ornamental area where there is a plaza at the park entrance. There are three parking spaces in front of entrance area.
- Tried to free up the parking spaces, without losing parking spaces.
- Former resolution would have switched parking spaces with a bus stop. DoT rejected this idea.
- In order to daylight this beautiful vista, have to lose 3 parking spaces.

John Peluso

- Opposed to having parking spaces removed.
- When entrance was built there were horse carriages there which are much higher than cars.



- Have lost a lot of parking spaces on UWS.
- If this continues, there will be gross pejorative effect on those who need to use cars.
- There are a lot of bike lanes that no one is using.

Board Discussion:

- Struggled with consideration of this issue. Other gates mentioned are distinctly different. At top of park, there are traffic circles, which do not allow parking. The same is true at the southern end of the park. There was formerly a road coming out of Central Park, but no one remembers that now. This is a very sleepy area from a traffic perspective. Strangers Gate is very different. Second argument is that the view is obstructed. If look at this from street level, Strangers Gate is up high so cars in no way obstruct the view. When on Central Park West there is no obstruction. Cars serve a real purpose to be inside the piazza and that plaza to separate the street. Encouraged people to vote against the resolution.
- Use this entrance to the park very often. It takes away from the beauty and character of the area. Encouraged board members to support the resolution.
- It is a beautiful plaza. The cars block the view. Should remove the parking spots.
- There are cars all around Central Park. If keep losing parking spaces, it creates more havoc, more pollution, etc. Need to create more balance between cars, bicycles, views, etc. Gate is beautiful and this does not detract from views. Encouraged people to vote.
- Committee Co-Chair noted that when MTA spaces out bus stops on M10, then will gain back some of the parking spaces that are lost. That should be included in the resolution and it was not.
- People who live on surrounding streets were not given an opportunity to weigh in on this. Real view of Strangers Gate is from east side of Central Park West. This is wrong. Have already lost so many parking spaces. If negotiated in good faith, would have ensured that bus stop was moved in advance.
- All the other gates and plazas in to the park have no parking.
- Can still see Grand Canyon even with parking next to it. Parking is not a right and it should not interfere with public domain. Quality of life is relevant consideration with parks. Need to start thinking about public space. 2-3 drivers do not outweigh 100s of drivers.
- Opening the gate will improve the sightlines for pedestrians crossing from east to west.
- Sightlines are truly excellent already for pedestrians on this street.
- Committees should be commended for trying to move bus stops. MTA was fine with this, but DoT said no.

Resolution to approve was not adopted. Vote: 19-20-2-0 failed

4. **Manhattanhenge Event.** Application by the American Museum of Natural History to the Mayor's Office for a permit to close West 79th Street between Columbus and Amsterdam Avenues on July 11, 2014.
 - Only happens twice a year.
 - 79th street is a wide street so it is really great to see.
 - May 28th is the other date to see it this year, but the street is not closed.



Resolution to approve was adopted. Vote: 42-0-0-0

5. **West End Avenue and West 97th Street.** Request by Council Member Helen Rosenthal to name secondarily the northwest corner of West End Avenue and West 97th Street in honor of 9-year-old Cooper Stock, who was struck and killed by a taxi on January 10 at this corner.

- On January 10, 2014, Cooper Stock was struck and killed on northwest corner of West End Avenue and 97th Street. It will be secondarily renamed Coopers Way.
- This was unanimously approved by the committee.
- Have asked DoT to take several life saving measures at West End Avenue and 97th Street and 96th Broadway, which hope they will take up expeditiously now that weather is warmer.

Resolution to approve was adopted. Vote: 39-0-1-0

6. **Intro 171.** Council Member Helen Rosenthal's bill that would take away the taxi licenses of drivers who kill or critically injure a pedestrian or bicyclist while failing to yield.

- Alan Flacks – have not seen the bill. Wanted to know if there is due process requirement. Should tread lightly because to take away a license, even if granted by the City is inappropriate.
- The text of the bill is included in the materials distributed to the board members.

Board Discussion:

- o The effort to strictly enforce the laws against those who may commit such crimes are laudable. This bill is deeply flawed. Bill is intrinsically unfair and unlikely unconstitutional. The description of the resolution is inaccurate. The C-M responded when asked that this language has been vetted by the Council's central staff. The problem is that this applies to any traffic violation. Issuance of a summons is an accusation, not an adjudication or finding of law. Many who are given summonses are ultimately found not guilty. This does not happen overnight before found guilty of violation, etc. Definition of critical injury is flawed. The only process where injuries are categorized is in hospital setting. Trying to define a critical injury is virtually impossible and impossible to enforce.
- o It was noted that with one of the horrible incidents in our district the person was driving in a matter of few days of hitting and killing someone.
- o Noted that formerly a judge with TLC and believes that bill is fine. Taxi license is a privilege, not a right.
- o Why not include others who have the privilege of driving vehicles in the City. TLC has an enforcement division, which can also issue VTL summons. Opposes this bill.
- o Opposed to bill. Should be subject to review after incident to ensure that aware of safety laws. That is a much more reasonable approach. Noted that pedestrian lighting on West End Avenue is very poor.
- o This could be a licensing matter in taxi court.
- o Summary suspension hearing would be scheduled between 10 days – 2 weeks on the underlying traffic ticket. The recommendation from the Administrative Law Judge would likely continue that suspension pending the resolution of the underlying adjudication.



- Proposed friendly amendment to the resolution that TLC issue a temporary stipend during the time of the suspension of the license. This was not seconded.
- Need to resolve conditions on the road, which is the impetus. C-M Rosenthal said that council introduced the most legally valid bill. Should inform council that cannot support this bill.
- Suggested that take this back to the Transportation Committee to further vet.
- Suggested allowing the committee to write a letter to C-M Rosenthal with suggestions.
- Substitute motion: Should have a CB7 resolution that articulates why Int. 171-A is flawed. CB7 cannot support. Nevertheless feel urgency of issue for community and urge to address the bill. This was properly seconded.
 - **Vote to disapprove the resolution and reject the bill: 28-8-2-0**
- Should just vote on the bill.

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

7. 2756 Broadway (West 106th Street.) Renewal application to the SLA for a two-year liquor license by Five Lamps Corp, d/b/a Five Lamps Tavern.

Speaker:

- Frequent Five Lamps and parent in neighborhood. Good prices, good food, good neighbor. Do not deprive families in the neighborhood of a place to go.
- Mark
 - Opened 5 Lamps. Board stipulated to amended COA, which could never have been obtained. Have done everything that could to address this. Have documentation that proves that what doing is legal. There was never a COA. Was seeking letter of objection.
 - Adjoining building has a restaurant that just re-opened that may need secondary egress or use theirs. This has nothing to do with their building.

Board Discussion:

- Very complicated issue with use of rear courtyard.
- It was noted that outside space has two addresses, which just came to the Board's attention.
- There is no certificate of occupancy by buildings department or fire department.
- Noise issues were very strong.
- Committee unanimously voted to disapprove the SLA application.
- Do not want to shut down the business, but want this resolved and to ensure safety.
- Shutting down the garden would effectively shut down the restaurant.
- Can we stipulate that backyard cannot be used until after the other issues are resolved.
 - Owner noted that this compromise is unhelpful because would close as soon as outdoor space is unavailable.
- Offered to help address CoA issues.



- CB7 is incredibly generous and supportive of small businesses. With respect to SLA applications, either licensed or not. They have been serving alcohol when not licensed. Just because City has not fined, does not mean this is an issue with SLA position.
- They improperly completed the application by improperly noting two separate applications.
- A clarification question was asked about whether this resolution would only affect his ability to sell alcohol in the rear yard. Yes, that is all that the resolution covers.
- Resolution would state that until get CoA and permit, cannot use rearyard

Resolution to disapprove the SLA application was adopted. Vote: 31-2-5-0

8. Applications to the SLA for two-year liquor licenses:

- **1871 Broadway** (West 62nd Street) NY Institute of Technology, d/b/a NYIT Auditorium on Broadway.
- **235 Columbus Avenue** (West 71st Street) Parm Upper West LLC, d/b/a To be Determined.
- **507 Columbus Avenue** (West 85th Street) Flex and the City, d/b/a Flex Mussels.

Resolution to approve was adopted. :Vote: 36-0-0-1

9. **898 Amsterdam Avenue** (West 103rd Street) application to the SLA for a two-year liquor license by Primavera Mexicana Inc., d/b/a To be Determined.

10. **625 Columbus Avenue** (West 90th Street) application to the SLA for a two-year liquor license by Lefkada LLC, d/b/a Korali.

Bundled #9 & #10. Resolutions to approve were adopted. Vote: 37-0-0-0

11. **165 West 72nd Street** (Amsterdam Avenue) application to the SLA for a two-year liquor license by LD & CJ Corp., d/b/a Kumo.

Resolution to approve was adopted. Vote: 36-0-0-0

12. **410 Amsterdam Avenue** (West 79th Street.) Application to the SLA for a two-year liquor license by 317 Amsterdam Corp., d/b/a Tolani.

Not permitted to use rear yard because did not apply to use rear yard.

Resolution to approve was adopted. Vote: 37-0-0-0

13. **2588 Broadway** (West 98th Street.) Application to the SLA for two-year liquor license by Triti USA Inc., d/b/a VARQ.

- Did not appear before the committee in April, will appear at May meeting.

Vote to disapprove application was adopted. Vote: 35-0-0-1

14. **2791 Broadway** (West 108th Street.) Application to the SLA for two-year liquor license by Lornick Hospitality LLC, d/b/a To be Determined.



Resolution to approve was adopted. Vote: 35-0-0-1

15. *Unenclosed Café Renewal Applications:*

- **1900 Broadway** (West 63rd-64th Streets.) Renewal application #1422807-DCA to the Department of Consumer Affairs by TS3 Hospitality, d/b/a The Smith, for a two-year consent to operate an unenclosed sidewalk café with 24 tables and 54 seats.
- **163 Columbus Avenue** (West 68th-69th Streets.) Renewal application #1216111-DCA to the Department of Consumer Affairs by Yunhua on Columbus Inc., d/b/a Empire Szechuan, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **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.

16. **718 Amsterdam Avenue** (West 95th Street.) Renewal application #1277777-DCA to the Department of Consumer Affairs by Iano Corp., d/b/a Acqua, for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

New Unenclosed Café Applications:

17. **2418 Broadway** (West 89th Street.) New application #2375-2014 -ASWC to the Department of Consumer Affairs by Bukefal, LLC, d/b/a Cibo E Vino, for a two-year consent to operate an unenclosed sidewalk café with 26 tables and 52 seats.

- Gem (get full name) – glad not allowing wraparound café that asked for. Represent seven tenants in our building. She would like all emails/letters entered in to the record. Sidewalks are public space that should be preserved. There have been noise violations in the few months that in business. Have gas heaters on sidewalk that unsure have been approved and they are emitting toxic chemicals under apartment windows. Have fire door that is not included in plan and employees stand there and smoke. Litter in front of building. Concerned about the number of tables requested. Inside 44 chairs and 22 tables. Outside requested 15 tables and 30 chairs. Concerned about how will fit everything. A bike rack has not been installed and recycling bins and there is no room for all of this.
- Committee spent more time on this particular restaurant with significant site visits. The applicant has cured noise in the back, removed side street chairs. There is no reason to justify this not being approved.
- It was noted that the resolution should include specific number of tables and chairs included. The board should write a letter about the cigarette smoke and open doors.
- If people have complaints they should make sure the committee is aware of it during their deliberative process.

18. **2170 Broadway** (West 76th-77th Streets.) New application # 2986-2014-ASWC to the Department of Consumer Affairs by RF Broadway, d/b/a Red Farm, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

19. **483 Amsterdam Avenue** (West 84th – 85th Streets.) New application # 2999-2014-DCA to the Department of Consumer Affairs by Nicky Meatballs, d/b/a Polpette, for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 15 seats.

Bundled #15 - #19 Resolutions to approve were adopted. Vote: 36-1-0-0

Modified Unenclosed Café Application:



20. **416 Amsterdam Avenue** (West 80th Street.) Application to modify # 1420049-DCA to the Department of Consumer Affairs by Hummus Kitchen Amsterdam Avenue Inc, d/b/a Hummus Kitchen , for a two-year consent to operate an unenclosed sidewalk café with 14 tables and 33 seats.

- Renewal of current license.

Resolution to approve was adopted. Vote: 35-0-0-0

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

21. **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.

- Unanimously approved

22. **110 West 78th Street** (Columbus –Amsterdam Avenues.) Application to the Landmarks Preservation Commission for replacement of front façade windows.

Unanimously approved window replacement.

Bundled votes for 21 & 22. Resolutions to approve were adopted. Vote: 34-0-0-0

23. **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.

- Not unanimously approved, it was majority.
- Fred's restaurant is not architecturally distinguished. Very hodge podge commercial stretch on Amsterdam.
- Horizontal banner every 10 feet with this building. The way that designed awnings kept up the intent of the building.
- This is not voting against Fred's, the awnings are not reasonably appropriate.
- Committee deliberated at length about to address this awning. Made many suggestions to encourage him to do more.
- What alternative does Fred's have? Can work with the building department to get some kind of waiver.

Resolution to disapprove was not adopted. Vote:14-14-4-0

Resolution to approve was adopted. Vote: 21-9-3-0

24. **31 West 84th Street** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission to construct a cellar rec room and to reconstruct a deteriorated one-story masonry extension using brick to match the existing building.

25. **15 West 86th Street, SAJ Synagogue** (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for new front doors.

26. **580 West End Avenue** (West 88th-89th Streets.) Application #152120to the Landmarks Preservation Commission for replacement of windows.

Bundled 24, 25, 26. Resolutions to approve were adopted. Vote: 32-0-0-0

Motion to adjourn with unanimous consent at 10:40 p.m.



Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Steven Brown, Kenneth Coughlin, Page Cowley, Catherine DeLazzero, Mark N. Diller, Robert Espier, Miki Fiegel, Sheldon J. Fine, Paul Fischer, DeNora Getachew, Marc Glazer, Rita Glenn, Matthew Holtzman, Meisha Hunter, Joanne Imohiosen, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Genora Johnson, Lee Ping Kwan, Lillian Moore, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Jeannette Rausch, Richard Robbins, Suzanne Robotti, Madge Rosenberg, David Sasscer, Roberta Semer, Ethel Sheffer, Eric Shuffler, Jaye B. Smalley, Polly Spain, Barbara Van Buren, Mel Wymore, Howard Yaruss, George Zeppenfeldt-Cestero and Dan Zweig.

Absent: Isaac Booker, Blanche E. Lawton, Nick Prigo and Anne Raphael.



**Preservation Committee Meeting Minutes
Jay Adolf and Gabrielle Palitz, Co-Chairpersons
May 8, 2014**

498 WEA, SE corner of intersection with W. 84th St.

Cas Stachelberg with Higgins Quasebarth, John Cetra of Cetra/Ruddy
12-story building, 1912, Neville & Bagge. Building entry steps to be removed for accessible entrance. Canopy to be modified with glazed roof. 2-story rooftop addition to replace 1-story penthouse and mechanical rooms. Cornice restoration, window replacement (keeping the few remaining leaded glass windows)

Original wrought-iron entrance doors and transom will be retained and lowered to grade, a second transom will fill in the gap. Second transom lines up almost perfectly with transom of nearby ground-floor window. Plane of door to be pushed forward 2.5' feet to create more interior room, newly exposed interior walls to be covered in marble to match existing. Doors are 2' 10", proposal is to add motor-assist offset hinges, doors will open outward instead of inward as currently configured.

Original wrought iron canopy to be kept and modified by removing the plywood and tar paper and adding clear glass panels between the existing structural ribs. Photos of neighboring buildings with intact glass-roofed canopies shown. Glass globes for lighting to be restored to either side of the canopy.

Cornice (running along the two street facades) removed sometime before the 1980's. To be restored in sheet metal for an authentic look.

Existing water tank to be retained. Emergency generator goes above the water tank.

Existing flues and light courts to be extended through the new addition. Skylight of one light court to be integrated with the skylight for the rooftop addition's internal stair.

Currently three steps inside and three outside. Plan is to move all 6 steps inside and add a chairlift.

New globe light fixture and security cameras to be mounted on the street façade at the service entrance.

Hidden conduit. Cameras to be painted to match stone.

Corner of rooftop addition is notched to reduce visibility, substantial setbacks at each level of addition.

Cladding is shingled gray zinc panels in a running bond. Total sf for both levels is about 4000.

Building currently has an elevator, one interior stair, and an exterior fire escape. DOB asked that the fire escape be beefed up with a netting enclosure.

New glass balustrade behind the new cornice enclosing the roof terrace, as the cornice is not high enough off the ground to meet handrail code requirements. It is lifted off the ground for cleaning.

MH: what other options were considered for the E façade of the addition? The façade is visible from Broadway, and such a utilitarian color may not sit well on top of the existing utilitarian brick façade. Answer: masonry was rejected, other metal colors were rejected. The chosen color will patina well, and is not reflective or shiny.



Community questions:

Randy Klein, lives in Apt 1B. Will the existing drainage pipes, prone to overflow and flooding, be upgraded? Also, how long will it take?

JC: Should be a fall-to-spring construction job.

Dominic Abel, lives on current top floor (12). Wondering if existing roof will be removed.

JC: New structural steel will be added to the roof, a crawl space will be created between existing roof and floor of new addition.

Leslie Pearson, point person for tenants: the offering plan (red herring) has been around for 14 months.

Existing tenants are not choosing to purchase. Main issue is that the new owner (Samson Management) has not been very responsive to questions, so the turnout tonight is more about how to maintain safety and know what the timeline is. When there was a gas leak, the tenants themselves organized to contact Con Ed and vacate the building. Tenants are limited by funds necessary to hire a lawyer, etc.

Sheila Gelter, another longtime tenant. Flooding damaged her computer, debris has been falling. Reiterates need for tenant protection, more communication between owner and tenants.

JA, GP: Even though our purview is limited to preservation issues, it is good that you came out as we do have resources as a community board. Please contact Penny Ryan, District Manager, and CC her on your emails.

MD: (Talking to applicant) Even though these community comments do not necessarily belong in this committee, it is the first chance they get to be heard, and we take it very seriously. The owner is responsible to the existing tenants.

MF: Even though you guys are professionals, you have the ear of the owner, and you can raise these issues with them.

Matt Levine, had the apartment with the gas leak. Gas was stopped for 3 weeks. He and the other tenants are very pleased with the guidance given by the committee. Had a question about the new through-wall A/C installations.

JC: the new A/C will be centralized split-units, so new vents will be installed in a single vertical line at the regular masonry parts of the building. LPC staff-level approval.

Committee discussion:

MD: Reiterate Meisha's point about the color/material of the rooftop addition on the Broadway side.

Opposed to 2-story rooftop additions in general.

MH: commends the team for an excellent restoration proposal. Takes issue with the proposed exterior lighting fixtures at street level, doesn't feel that buildings should take on DOT's task of lighting the sidewalk. Perhaps new lighting could be limited to the area by the service gate where the security cameras are. Also would like the team to revisit the rooftop addition cladding, should match the color of the existing side elevation.

MF: Also opposed to exterior lighting at ground level.

GP: The coping on the penthouse does not fit. Too tight.

LPK: Doesn't like the idea of changing the color of the rooftop addition as it turns the corner, would like one color cladding. Agrees with the others that the exterior light fixtures at sidewalk level are not necessary, suggests the designers look at Riverside Blvd where all the buildings have such fixtures to no great effect. Would love a publicly accessible roof terrace.

JA: Seconds the point about not changing the color of the addition's cladding as it turns the corner.

Ambivalent about the proposed street-level lighting.

Resolution to approve with recommendations to lighten the rooftop addition cladding and reconsider the exterior street-level light fixtures. 6-0-0-0.

**49 W 92nd St**

Speaker is Ron Eng of Formactiv. Building is a townhouse sandwiched between another townhouse and a large apartment building.

3-story rear yard addition extends out such that the remaining rear yard is 32' deep.

Front façade will be cleaned in accordance with the Rowhouse Manual. Rear façade is stucco-covered brick which would be difficult to remove without damaging the brick, and the new rear addition will be the same color stucco. Rooftop addition will be a darker stucco.

MH, MF: what is that arched window in the rear façade? Is it the former coal chute hatch?

JA, MF: is the rear yard permeable paving? RE: the yard has not really been designed yet. However, we do know that no major excavation will be required.

Mockup photos show limited visibility of rooftop addition, even from a block away, because the two large flanking apartment buildings obscure it.

MH: have you considered keeping the punched openings at the fourth floor rear façade?

Community comment:

Martin Rutishouser, lives directly to the east. Questions about how the roof terrace will be used, and what the air quality will be coming out of the flues. RE: the new fireplaces will be gas-fired.

Howard Fisher, same building. Question about use. RE: it will be a single-family home.

MD: How far out does the new rooftop addition extend past the neighbors' court? RE: about 10'.

Sonja Gluckman, same building. Comment about the amount of smoke coming out of the existing flues, which was very dark and intrusive. The proposed roof terrace and new mechanical equipment could potentially be very noisy. Another (rhetorical) comment about why a single family would need to build a rooftop addition that will negatively impact other families. Final (hopefully!) comment about whether the chimney is a shared chimney, and thus does the extension actually happen on the neighbor's roof?

Howard Fisher, neighbor. What will happen to the light for all surrounding buildings?

Committee discussion:

GP: the rear addition seems completely foreign, out of context. Even the large apartment buildings have a vocabulary of punched windows. The building looks top-heavy because the addition's floors are significantly taller than the existing floors.

MD: Does not like the rooftop addition. Why replace the roof terrace with a rooftop addition and then put a new roof terrace on the new addition?

MH: Applauds the restoration work, but is "overwhelmed" by the rear elevation and the loss of the relationship with the neighboring row house. Feels like a schematic design, needs a lot more detail before it can go before LPC.

LPK: Likes the massing of the rooftop addition, how it steps from the little rowhouse to the big apartment building. Agrees that the addition should be shorter, and questions the horizontal orientation of the rear fenestration.

RE: What if we added a center vertical mullion to the rear windows, to simulate the four-over-four of the neighbor? Committee: yes.

JA: Personal preference would not be adding a mullion but taking away the muntins, such that the rear windows are all-glass.

Resolution to disapprove unless: the 4th Floor punched windows are preserved; a vertical mullion is added to the rear windows; the rooftop addition is lowered by one window unit; and the bulkhead is flipped to the other side of the building to increase the light going into the neighbor's court. 6-0-0-0

21 W. 95th St

Peter J. Szule of Moulin & Associates, design architect.



Part of a doughnut that is obliterated at the ends but largely intact in the middle, where the project is located. Project is currently a multiple dwelling that is being converted back to a single-family residence (architect represents that the building is now vacant).

Front façade renovations include removal of through-the-wall a/c units and repairing stonework. Façade will be repainted (unable to remove paint and maintain integrity).

Rear façade:

- Existing rear extension is central (not an “L” aligned with either side lot line. Building is 19’ wide; existing center extension is appx 12’.
- Existing extension is full height at the rear façade.
- Proposal is to build a full-width rear extension at 30’ depth, which represents a pull-back of appx 2 feet.
- Neighbors on either side have traditional dog-leg “L” extension.

- Basement and first floor will have four pairs of French door-looking windows that will read as a panel of French doors surrounded by recovered brick; top two floors will have two pairs of French windows/doors in punched openings within the brick.
- Windows will be dark charcoal/black; railings at Juliet balconies on the top two floors and on the terrace at the top would be black.
- Sides of rear yard addition will also be reclaimed brick.

Rooftop Addition:

- Changes following discussion with neighbors resulted in shifting the rear façade of the rooftop extension south (forward) by 3’ (eliminates minimal visibility through alleyway on West 96th Street. Will reduce or eliminate shadows that might have been cast into the doughnut.
- Roof of rooftop addition changed from pitched shingle roof to a flat top roof. Lower roof as a result.
- Side of rooftop addition will be stucco in neutral/limestone color.
- Exterior fireman’s ladder will be added to the front (south) façade of the rooftop addition.

Public Comment

Barbara Gerson, 19 West 95th (neighbor to the east);

- Full-width rear extension will impact the rear garden at number 19.

Jim Gerson, 19 West 95th

- Unusual fenestration pattern for rear extension.
- Drawing of number 19 is missing a rear façade

Sheila Gordon, 23 West 95th

- Need to understand the impact on 23 West 95th rear space – there is a bay window that faces east that now will have about 3’ clearance to the full-width extension. Note that with existing center extension the window is appx 6’ feet away.
- Also a large stained-glass window on the north (rear) façade of number 23.
- Concerned by last-minute notice on the tight sense of community on this block. Families in this area include multiple generations living together in this largely intact row of historic structures.
- Need to

David Lopez, 17 West 95th and president of the block association

- Changes discussed tonight are not represented by the existing mock-up. Need to evaluate the impact of the rooftop addition on the light in the rear garden.
- Objects to impact on shadows in rear yard.



- Contrast rooftop addition on number 17 (set closer to middle of the building and with less shadow impact on the doughnut).

Deborah Lopez, 17 West 95th

- Lovely, intact old-growth trees in the doughnut.
- Need to protect the trees and lush plantings.

Committee Discussion

- Rear façade fenestration typically has tri-partite punched windows; proposal is to have pairs (and then double-pairs).
- Different proportions of solid and void.
- Windows are punched without lintels – missing an element of the historic fabric.
- Would have preferred to see double-hung below – seem out of place in juxtaposition to the French doors.
- A: Eliminated a spiral staircase due to DoB examiner objection. Eliminated a small balcony as a result.
- Hence should re-examine the use of windows that are in pairs and emulate French doors.
- Treatment of the front façade starting to go in the right direction, but not far enough.
- In evaluating the benefit from restoration in the front façade against the “ask” in terms of rear yard and rooftop addition, the restoration of the front façade appears miserly. And front is what passers-by will see the most.
- For example, the use of aluminum windows instead of historic wood.
- No attempt to keep the rear to the historic context of the doughnut – the pattern of rear “L” extensions and “teeth” that allow light to be transmitted to the neighboring buildings.
- Concern about elements that are not included in the even updated drawings.
- The rooftop addition appears excessive in comparison to the restoration proposed.
- Concerns about fenestration.
- Shares concern about miserly restoration.
- For example historic windows not being used.
- On rear façade, the double-pairings of windows is out of context with the rear yard.
- Concern about full-width addition and absence of lintels to the lower floor rear windows.
- Concern about using approval of the rear and roof proposals to extract promises for restoration in the front. Should not be a condition.
- Consistency is a goal, and our committee has approved full-width additions in the past, as well as rooftop additions that are higher.
- Existing fenestration is already a hodge-podge.
- We have approved more extreme windows – could be inconsistent with our own precedent. Concern is that this trying to be traditional and not succeeding.
- Agree that this is not a pristine set of rear facades. But rear lintel line is fairly consistent across the row as a means of picking up on the visual cues.
- And the design is a remnant of a changed terrace that has been removed. Concern about full-width because it impacts the Bay window. Concern is greater when it impacts the cul-de-sac between “L” bump-outs. In this case, the Bay window is another example

Resolution to approve the front restoration and the rooftop addition.

VOTE: 5-0-0-0.

Resolution to disapprove the rear extension

VOTE: 4-1-0-0

**230 West 103rd Street (The Marseilles)**

Application to the LPC for the installation of awnings over the entranceways to Cure Care and Belmarc Realty.

Presentation by Laura Jervus, WSFSSH

Max Berger from Cure Care

Jeremy Conlon from Sign-A-Rama

- The Marseilles is the jewel in WSFSSH's crown.
-- is an individual landmark
- Thanks for help with LPC in window replacement in previous application.
Current application is for awnings over two commercial spaces.

Cure Care (former Strawberry clothing store):

- Hired Sign-A-Rama to install designed awnings.
- Intent is to have a minimum signage on awnings – modestly in keeping with the tenor of the neighborhood.
- Awning over the entrance will be a quarter-sphere. Logo and Cure Care name will appear along the curved lower edge of the sphere..
- Quarter-sphere will be grey with green logo and blue lettering (heat-sealed vinyl).
-- green is the typical color for their logo.
- Awnings over windows will be traditional angled awnings. Each approximately as wide as the window below. Project out 12" – prefers steeper slope on historic buildings.
- Colors of window awnings will be blue with white lettering and logo.
- Window awnings will be attached to existing Z-clips.
- Eliminating the roll-down grates over the windows.

Committee discussion:

- Prefer all awnings blue, all lettering white, and maintain green logo throughout.
- But is a style choice, so not insisting.
A: want to distinguish main entrance from the side door next to the longer window.
- Agrees to keep the green logo throughout.
Can accept, but recommend retaining the green logo.

Resolution to approve the Cure Care sign as presented, with a recommendation that the owner consider making all awnings blue with white lettering and green logo throughout.

VOTE: 4-0-0-0

Coldwell Banker Bellmarc

- Long thin signs above each window opening. One sign over each of three windows.
- Using the same signage frame that was previously approved by LPC staff.
- Removing roll-down grates.
- Sign frames are situated between dental molding above and the decorative moldings that surround the windows below. Sign frames retain decorative surrounds.

Committee Comments:



-
- Suggest interior lighting that will shed light onto the sidewalk – can be a dark stretch along Broadway.
 - Unobtrusive.
 - Removal of grates a large improvement.

Resolution to approve as presented.

VOTE: 4-0-0-0.

Present: Jay Adolf, Gabrielle Palitz, Mark N. Diller, Miki Fiegel, Meisha Hunter and Lee P. Kwan.

Absent: Blanche E. Lawton.



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
May 13, 2014**

Meeting called to order at 7:04 pm

1. Proposed pedestrian safety improvements on Riverside Drive and West 72nd Street.

Dan Wagner of the NYC Department of Transportation's Pedestrian Projects Group presented a revised proposal for this intersection. DOT is proposing the creation of three curb extensions with the goal of shortening the crossing distances for pedestrians and forcing vehicles to make a sharper slower turn from West on 72nd St onto Riverside Drive going north. A new crosswalk across West 72nd Street on the eastern side of the intersection will also be created and DOT will switch to a three-phase traffic signal sequence including a 25 second 'Barnes Dance' phase when only pedestrians will be allowed to move. Wagner said the proposal had its origin in workshops of the West Side Transportation Study, at which participants requested safety improvements at the intersection. Wagner said that crash data involving pedestrians were indicative of a rather safe intersection, but due to the current long pedestrian crossing distances, the Department wants to be "more proactive than reactive." The revised proposal no longer contains any proposed changes to existing parking regulations outside of the locations of the curb extensions themselves and the added crosswalk.

Members of the community had the following questions (with Mr. Wagner's responses):

- Will the M5 bus be able to make the turn from 72nd onto Riverside? Yes.
- Will the Sanitation Department be able to keep the curb extensions cleared of snow? Yes, they are wide enough to drive a snowplow through.
- Will property owners be required to maintain the curb extensions? No.
- Will the single westbound lane on 72nd Street be able to handle traffic volumes? Yes.

Residents of several buildings facing the intersection attended the meeting and were generally opposed to the DOT's plan. They considered the new signal phasing and new crosswalk nice additions, but the curb extensions unnecessary, particularly the curb extension on the south side of W.72nd St. A resident of 330 West 72nd distributed to committee members a handout arguing against the curb extensions, saying the intersection is not a significant safety problem and that the curb extensions create a hazard, interfere with building access and are out of character with this landmark block.

Others complained that the proposal does not address double parking by taxis on Friday afternoons, and expressed concerns that the curb extensions would not be well maintained or kept clear of debris.

Wagner said the DOT views the curb extension on the northwest corner as a "footprint" that the Parks Department could dress up. He said both street sweepers and snow plows can access them.

Committee member Roberta Semer proposed a resolution to approve the DOT's proposal, with the following additions: the DOT encourage the New York City of Sanitation to keep the curb extensions clean and clear of snow; countdown timers be installed if possible; and large granite blocks or planters be restored to the DOT's plans for the curb extensions to protect pedestrians.

During committee discussion, the southern curb extension received special focus. Board member Klari Neuwelt, who lives at 330 West 72nd, said this proposed curb extension would block her building's service entrance, making trash pickups more difficult and inconveniencing building workers and those making deliveries along the street.

In addressing the south side curb extension, committee member Dan Zweig pointed out that with an excellent safety record, the currently longest 87 foot long pedestrian crossing allows an ample 45 seconds to cross the street. Even without the south side extension, the crossing distance would be reduced by over 30



feet while allowing significantly more time for pedestrians to make the shortened crossing. The south side curb extension further shortens the pedestrian crossing by such a small amount additionally that it is quite simply unnecessary and would constitute an unnecessary burden on building operations which serve the most local residents.

An amendment to drop the south side curb extension from the proposal was proposed by Dan Zweig and seconded.

Committee member Ping Kwan said the board had to act “in the interest of the community as a whole, not just two buildings . . . streets are public spaces, not private.”

Committee member Su Robotti spoke in favor of retaining the DOT’s plan as it is, pointing to DOT’s expert opinion that all three curb extensions are needed to make the intersection safer and more functional.

The amendment to remove the south side curb extension failed by the following vote:

Committee members: 2-5-1-0. Non-committee board members: 3-0-2-0.

The overall resolution then passed by the following vote:

Committee members: 5-0-3-0. Non-committee board members: 3-1-1-0.

The text of the final resolution is as follows:

Be it resolved that Community Board 7/Manhattan approves the New York Department of Transportation's plan to increase pedestrian and traffic safety at the intersection of 72nd and Riverside Drive, including the following:

- . a new crosswalk on the east side of the intersection
- . sidewalk extensions at the northwest and northeast intersections and between the crosswalks on the south side
- . appropriate planters and/or blocks or other protections
- . shorter crosswalks
- . specific lanes clearly indicating vehicle movements and turns
- . new signal phasing including a pedestrians only phase

Be it further resolved that countdown timers be installed if possible.

Be it further resolved that the New York Department of Transportation encourage the New York City of Sanitation to keep the sidewalk extensions clean and clear of snow.

2. Preliminary discussion of traffic directions on side streets between West 59th Street and 70th Streets and a request to change the direction of West 61st Street from eastbound to westbound.

Chris Matousek, Director of Operations for the Lincoln Square BID, asked the committee to wait until construction on streets in the area has been completed before making any changes. He said the water main construction will be done in a year or a year and a half.

After brief discussion committee members agreed we should pursue the matter further and that a walking tour of the area is necessary.

3. New Business

- Board member Jeannette Rausch noted that the board could secure funding for a transportation study focusing on 94th to 100th Street through a state program for which proposals are due June 11.
- Committee member Lillian Moore said she is upset that DOT appears (in a letter) to be supporting the controversial plans of Jewish Home Lifecare to build a new facility on W. 97th Street. Dan Zweig observed that DOT doesn’t need our approval to weigh in on the traffic impacts of the proposed construction.



- It was decided that Board Chair Elizabeth Caputo and Committee co-chair Andrew Albert will attempt to determine DOT's position and whether they have signed off on the Draft Environmental Impact Statement.
- Board member Richard Robbins demonstrated to the committee how we can use NYPD's recent upgrade to its crash data. The data is now available through a standardized feed updated daily on the city's open data portal, allowing the public to sort crashes by time of day, street, zip code, and borough, as well as by the number of injuries and fatalities. Robbins showed charts and maps he created using the data, which may help the committee to identify trouble spots and trends. However, the data is still not ideal. For example, the updated data is tied to the nearest intersection, not the actual location of the crash. In addition, the data does not provide the details of the crash – vital information that is now recorded on the NYPD's collision report forms and not shared with the public.

Present: Andrew Albert, Dan Zweig, Ken Coughlin, Lee Ping Kwan, Lillian Moore, Roberta Semer, Su Robotti, Howard Yaruss. **Non-Committee Board Members:** Mark Diller, Klari Neuwelt, Jeannette Rausch, Richard Robbins, Mel Wymore. **CB7 Chair** Elizabeth Caputo. **Absent:** Marc Glazer, Anne Raphael.



Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
May 14, 2014

Called to order at 7:04 p.m.

Application to the SLA for a two year liquor license:

1. **2758 Broadway** (West 106th Street) Daddo Bogich (Entity to be formed) d/b/a To be Determined.

- Applicant: Ben Korngut (212-566-5021); Daddo Bogich; Shawn Rolinson
- Restaurant focused mainly on Italian food; primary focus on pizza. Will be on first floor and basement. 24 tables and 74 chairs.
- Space is currently vacant. They have three other restaurants, all are in Williamsburg.
- No residences are attached to the restaurant.
- No live music; full liquor license; will have delivery as well.
- Will have a d/b/a by May 28th.
- Opening in October, hopefully.
- Public Comment:
 - o Elisa DiCarlo
 - Lives at 106th and Broadway (across 106th from the restaurant).
 - Worried that the area is a noise issue with Smoke and 5 Lamps. Concern that there is already so much noise and foot traffic in the area. Not objecting specifically, but wanted to raise her concerns so that they would be heard.

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

2. **2588 Broadway** (West 98th Street) Tripti USA Inc. d/b/a AWADH

- Applicants: Tyrone Persaud (646-244-6678);
- first floor and a mezzanine.
- Indian restaurant.
- working on the menu at the moment.
- has not yet considered a sidewalk café.
- will be doing delivery.
- Wants to be open to Midnight on Friday and Saturday; will send a revised method of operation by May 28th.

Committee Members: 7-0-0-0. Non-Committee members: 1-0-0-0.

Enclosed Café Renewal:

3. **240 Columbus Avenue** (West 71st Street.) Renewal application #1397232-DCA/#N 130378 ECM to the Department of Consumer Affairs by Café Tallulah, LLC, d/b/a Café Tallulah, for a two-year consent to operate an enclosed sidewalk café with 12 tables and 40 seats.

- Café Tallulah
- Represented by Marc Glazer, who announced his role
- Joanne indicated that it was posted and looks fine.
- Co-Chairs will visit the sight to consider.
- Need architectural plans for the file.
- Public Testimony
 - o Robert Jee
 - Building next to Café Tallulah



- Continue to have complaints; exhaust vent continues to be in violation concerning noise. Third violation and nothing has been done since the violation occurred.
- Owner responded by saying that they would be building an enclosure around the exhaust fan sometime next week. Apologized for how long the process has taken.
- Co-Chair requested that the owner report back to the committee in the next two weeks (by May 28, 2014). Mr. Jee agreed to allow a test from his
- Owner also spoke to issue regarding music coming from his establishment—he believes that the complaints are exaggerated. Have turned off four wall speakers. Thought that the problem had been solved until he received a call from Mr. Jee last week. Will install a limiter to control the volume.
- Helen Jee
 - Reiterated the points made by Robert Jee and stated that they have been dealing with the noise for 16 months.
- Theodore Dixon
 - PR person for 71st street block association. Have never heard of these issues. Said that the owner is very cooperative and the community appreciates him being there.
- John Rawley
 - Opposes application for renewal. Requested to see the plans for the café. Have not seen a set of plans. “Nonconforming” sidewalk café. Should have been demolished 7 years ago when Penang went out of business. 60x9 café that takes up a third of the block. Under current standards, this would not be permitted to exist. The sidewalk generates a lot of noise. Also takes issue with how the café impedes pedestrian traffic. Wants this to be considered by the Full Board so that the café is brought into conformity. Operator doesn’t deserve the café—has had five safety violations. Has not earned the privilege of maintaining this sidewalk café.
- Board discussion
 - Requested follow-up regarding violations and lapsed permits.
 - Attachments to resolution: submission of architectural plans by May 28th; photos of current or final work on the enclosure of the exhaust fan by May 28th; confirmation of the installation of the limiter by May 28th; update on the public assembly permit; requested that he go back to managers to ensure that the fan does not operate on a 24-hour cycle and install a timer.

Vote Committee Members: 6-0-0-1. **Non committee board members:** 2-0-0-0.

Unenclosed Sidewalk Cafes:

4. **349 Amsterdam Avenue** (West 77th Street.) New application #4492-2014-ASWC to the Department of Consumer Affairs by BT Restaurant Enterprises LLC, d/b/a Tessa, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 15 seats.

- Applicant: Larry Bellone; larry@tessanyc.com.
- New restaurant, open about 6 weeks. Formerly Time Out and after it was vacant.
- Plans show that the café conforms to the 9 foot rule.
- Have to deal with the scaffolding at the sight.
- Relatively small café.
- Co-Chair requested that the owner and staff be cognizant of the fact that there are tenants living right above the café. The installation of an awning could muffle the sound coming from the outdoor café, which might be a next step if we hear complaints from the neighbors.



- Written Statement of John C. Giannopolous: Wants conditions related to sides and hours. Concerned about the impact of establishments that serve alcohol.

Committee Members: 7-0-0-0. Non committee Board Members: 2-0-0-0.

5. **2280 Broadway** (West 82nd Street.) New application #4450-2014-ASWC to the Department of Consumer Affairs by GJF Associates, LLC, d/b/a Savann, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

- No show. Not in our jurisdiction—should have been in another jurisdiction.

6. **2518 Broadway** (West 94th Street.) Renewal application #1353701-DCA to the Department of Consumer Affairs by 94 Corner Café Corp, d/b/a 94 Corner Café, for a two-year consent to operate an unenclosed sidewalk café with 4 tables and 16 seats.

- Applicant: Alex Zarwi
- Brian Jenks saw postings.
- Food truck issues between 70th and 71st street; Michelle asked that he get the names of the places so that we can look into the issue.

Committee members: 6-0-0-0. Non committee members: 2-0-0-0.

7. **433 Amsterdam Avenue** (West 80th-81st Streets.) Renewal application #1027125-DCA 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.

- No show.
- Disapprove without prejudice. Without objection. Committee meeting: 7-0-0-0 Non-Committee meetings: 1-0-0-0

8. **450 Amsterdam Avenue** (West 81st-82nd Streets.) Renewal application #1341925-DCA to the Department of Consumer Affairs by D&D Thai Restaurant Corp., d/b/a Land Thai Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats.

- Marc Glazer disclosed that he was representing this group.
 - o Provided copies of postings and notices.
 - o All within the nine feet buffer.
 - o No changes to the applications.

Committee Members: 6-0-0-1. Non-Committee Members: 2-0-0-0.

9. **650 Amsterdam Avenue** (West 91st-92nd Streets.) Renewal application #1352255-DCA to the Department of Consumer Affairs by Olivia Ava Corp., d/b/a Edgar's for a two-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

- Applicant: Dibenedetto
- Restaurant has been there for five years
- Linda saw the signage

Committee Members: 7-0-0-0. Non-Committee Members: 1-0-0-0.

10. **245 West 104th Street** (Broadway-West End Avenue.) Renewal application #1187714-DCA to the Department of Consumer Affairs by Broadway 104, LLC, d/b/a Café du Soleil for a two-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

- Applicant: Matthew Tivy; Nadine Chevreux
- Brian Jenks saw postings.



- Pictures of delivery people as well.
Committee: 7-0-0-0. Non-Committee: 1-0-0-0.

Present: George Zeppenfeldt-Cestero, Michele Parker, Linda Alexander, Marc Glazer, Matthew Holtzman, Joanne Imohiosen and Brian Jenks. **Board Member:** Steven Brown. **Absent:** Paul Fischer, Anne Raphael and Suzanne Robotti.



**Steering Committee Meeting Minutes
Elizabeth Caputo, Chair
May 20, 2014**

The Steering Committee of Community Board 7/Manhattan met on Tuesday, May 20, 2014, at the District Office, 250 West 87th Street, in the District. The meeting was chaired and called to order by CB7 Chair Elizabeth Caputo at 6:40 pm. The following matters were discussed and actions taken.

The Chair led a brief discussion mourning the loss of our late colleague Phyllis Gunther, who will be sorely missed.

1. **Public Meeting regarding Playground 89 and Columbus Crafts Fair (At Goddard-Riverside)**
 - The CB7 Parks & Environment and Youth, Education & Libraries Committees will hold a joint public meeting on Thursday, May 22, 2014, to hear the Department of Parks & Recreation's revised plans for Playground 89, located on West 89th Street between Columbus and Amsterdam Avenues adjacent to (and used by) PS 166.
 - The P&E Committee will then continue to consider the request by our elected officials and fair artisans to reconsider CB7's prior resolution recommending that DPR not renew its permit to occupy the sidewalk outside the Museum of Natural History for 6 weekends per year.
 - The Chair will work with the committee Chairs to run the discussions efficiently, as CB7 will have a hard stop time at 10 pm. Both discussions are expected to be well-attended.
 - Groups that expressed concern over the last design have had an opportunity to preview the revised design.
2. **Schedule**
 - June full Board will be Monday, June 2nd, to avoid a conflict with Shavuot observances.
3. **FOIL Update**
 - Due dates for responses to various FOIL requests.
 - The Borough President's office will continue to support and assist with these matters.
4. **DEIS Responses**
 - CB7 written response filed with detailed comments.
 - Community testimony filled two full nights of hearing.
 - CB7 testimony and written submissions touched on the key issues.
 - Work continues, including outreach to electeds on the practical impacts on the school, the neighborhood, and the community.
5. **Working Groups**
 - Site visits upcoming regarding the Community Design Working Group.
 - DoT holding a workshop at the American Bible Society on June 4th (6:30-8:30) relating to navigating the Lincoln Center bowtie.
 - Data Working Group (Roberta Semer) – coordinating with tech-savvy app developers with a view to creating an app that will facilitate the work of community boards (CB7 would be the guinea pig).



- also coordinating with Borough President Brewer's tech staff.
- one aspect of analysis is to find ways to cull out public information to present data relevant to a particular community board or area.

6. **Full Board Agenda**

- Review of agenda items.
- Committee Chairs to seek to work with speakers to consolidate and coordinate testimony.
- Most effective when committees and their chairs work in advance toward that goal. Strategy has been effective in previous meetings.
- Chair will work with elected reps to streamline public session to the extent possible.
- Uncertain whether P&E will have a resolution relating to the Crafts Fair.
 - Unlikely that even if a resolution were approved recommending a new RFP for the Crafts Fair, there would be insufficient time to select a vendor and put the Fair in place for its customary time slot in September/October 2014.
 - Procedurally, the discussion of the Crafts Fair at P&E is not a return to committee from full Board since there was no resolution on the table at May full Board. Committee may if so led craft a new resolution that revisits

7. **Pot Luck for New Members**

- New date is Thursday, June 5, at 6 pm.
- Roberta and Madge coordinating.
 - idea to include finger food or fork-food to facilitate standing and eating/socializing to maximize the purpose of the gathering.
 - pot luck has been rescheduled due to conflicts with other important events.

8. **Street Fairs and CB7 Outreach**

- Mort Berkowitz renewed his offer to provide a table at street fairs as outreach; Chair to take him up.
- Need to staff it with Board members.
- Look at possibility of a palm-card or brochure to hand out at such Fairs to acquaint passers-by with CB7 and our work.

9. **Committee Reports**

- BCI:
 - exploring ideas for next B2B networking event.
 - expect a discussion at full Board relating to constituent complaints about noise at Café Talulah
- **Preservation:**
 - Committee to continue work revising checklists and materials sent to applicants.
 - Committee to work on providing visuals for certain resolutions. (recent example of failed resolution of awnings at Fred's restaurants).
 - parallel to discussion of other applications at May full Board – visuals are a good idea in a number of contexts.
- **Transportation:**
 - Resolution on West 72 Street and Riverside Drive.
 - Need a visual – the handout from DoT at the committee meeting or a substitute.
 - Need at least the proposed new configuration and the contrasting existing condition.



- Expect there will be public speakers.
- Committee again taking up the issue of variations from the typical grid in direction of one-way streets in the West 60s.

- **P&E:**

- Looking ahead to Playground 89 new discussion.

- **HHS:**

- Planning projects for summer student interns.
- Expect to engage student interns relating to ADA compliance and other accessibility issues.
- Committee will revisit issue of school yards being opened after school hours and on weekends as a means to promote healthy lifestyles, exercise etc.
- Concerns include frequency of renting out playgrounds – reclaiming for the community.
- YEL and HHS should collaborate to formulate a position.

- **YEL:**

- Resolution to be presented at June full Board – calls on the Mayor, the Chancellor and SCA to engage on the issues affecting the children, teachers and parents at PS 163 in connection with the DEIS and the proposed JHL project in the space immediately next door. Seeking DoE and the Mayor to be pro-active on the anticipated issues.
- Ella Ver gave a great presentation of her work at recent committee area.
- Beacon Building committee – joint committee of DoE, District 3, CEC, CB7, President’s Council and other constituents making great progress and will hit targets.
- NY Lawyers for the Public Interest – presented on timetable for PCB remediation and issues relating to mitigation.

- **Land Use:**

- Committee moving forward with planning related to affordable housing (in conjunction with Housing committee).
- Issues discussed at Borough Board.
- Rooftop additions will play an important role in finding space for affordable housing in existing structures and largely built neighborhoods.
- Approaching affordable housing from a zoning / land use perspectives.
- Recent report and analysis from DCP relating to management of industrial sites going forward.

- **Housing:**

- Recent committee meeting on NYCHA issues featured a discussion with C-M Richie Torres, chair of the Council Housing Committee.
- Great discussion, public fully engaged. C-M Torres was very effective.

Adjourn 8:15 pm

Present: Elizabeth Caputo, Andrew Albert, Page Cowley, Mark Diller, Klari Neuwelt, Gabrielle Palitz, Nick Prigo, Suzanne Robotti, Barbara Van Buren, George Zeppenfeldt-Cestero and Dan Zweig. **Board Member:**



Roberta Semer and Polly Spain. **Absent:** Jay Adolf, Richard Asche, DeNora Getachew, Marc Glazer, Brian Jenks, Michele Parker, Madge Rosenberg and Eric Shuffler.



Health and Human Services Committee Meeting Minutes
Madge Rosenberg and Barbara Van Buren, Co-Chairpersons
May 27, 2014

Topic 1: Upcoming changes to St. Luke's and Roosevelt Hospitals due to merger with Mt. Sinai Hospital (presenter Brad Korn)

- St. Luke's Campus has 11 buildings; 4 of them (which are used for administrative offices or day clinics, and which are located between 113th and 114th Streets on lots near Morningside Drive) will be put on the market for sale in the near future. The profits will be used to upgrade and expand emergency room services at St. Luke's. No beds or services will be eliminated due to the sale of these four buildings.
- One building on the Roosevelt Campus, which is currently used for research, will be put on the market for sale in the near future. The research currently undertaken in that building is being transferred to the Mt. Sinai Campus. The profits will be used to improve facilities at the Roosevelt Campus. Roosevelt's educational program, provided to students receiving treatment for addiction (which students come from all over NYC), and the program for rape victims will be transferred from the Roosevelt Campus to the St. Luke's Campus.
- The Neurology Department (which came to Roosevelt Hospital from the former Doctors' Hospital) is being transferred to the Mt. Sinai Campus.
- The St. Luke's and Roosevelt Campuses will both have pediatric emergency and observation services; however, the parents of children who need to be admitted for more than one day will have the choice of having their children transferred to the Mt. Sinai or Beth Israel Campuses of the Mt. Sinai Group or to a hospital outside the Mt. Sinai Group (such as Baby's Hospital of Columbia-Presbyterian Hospital).
- No jobs will be lost at either campus.
- Co-Chair Barbara Van Buren remarked that it would be a good idea to put all medical services available within the CB7 District on the CB7 website.
- A visit to an Urgent Care Center as an alternative to an emergency room visit was discussed.
- Fern Fleckman of the Ryan Center indicated that good, ongoing primary care is critical to reducing patient visits to the emergency room.

Topic 2: Designing a study for a 6-week program for HHS Committee high school student interns (who will be seniors in 9/14) on accessibility in playgrounds, sidewalks and restaurants in the CB7 District (with the assistance of Ronnie Raymond, advocate for physically challenged persons)

- Playgrounds
 - Catherine DeLazzero noted that playgrounds within the jurisdiction of the NYC Parks Department are rated (pursuant to universal design criteria) as Level 1 (best), 2, 3 or 4 for accessibility.
 - Sheldon Fine remarked that accessibility involves two criteria, namely whether a physically challenged child can enter the play area and whether the child can use the equipment.
 - Board members Sheldon, Catherine and Rita Genn volunteered to ask the Parks Department and Department of Education:
 - to identify its playgrounds within CB7's jurisdiction that are Levels 1 – 4,
 - to indicate whether the Parks Department/DOE already has a plan to increase accessibility in its playgrounds
 - what is its plan



- what would the costs be to go from Level 2 to Level 1, from Level 3 to Level 2, from Level 4 to Level 3, and from inaccessible to Level 4
 - Rita indicated that she would ask the therapist from the Joan of Arc School Campus if he/she would accompany Rita and the student interns on visits to the best in each playground level (i.e., one Level 1, one Level 2, etc.) and to selected playgrounds that are not rated as accessible (such as the one on the Joan of Arc Campus) to make it clear what differentiates a Level 1 from a Level 2, a Level 2 from a Level 3, a Level 3 from a Level 4, and what sorts of things must be altered to change a playground from inaccessible to Level 4.
 - The Committee agreed that the student interns (preferably 2 of them over the course of a 6-week internship):
 - With Robert Espier's guidance students would photograph the important elements of each sort of playground (Level 1, 2, 3 and 4 plus inaccessible) to illustrate what makes a playground accessible, and at what level, and to illustrate what needs to be changed in an inaccessible playground to make an inaccessible into a Level 4.
 - would fill out a form developed by the Committee to elaborate upon these issues plus whether the current rating is accurate.
 - would develop a presentation explaining why each of the representative playgrounds is at each level.
 - would map all the playgrounds in the District indicating which are accessible, and if accessible, at which level.
- Accessibility in restaurants; distance between outer edge of sidewalk café and curb or tree pits
 - Ronnie Raymond indicated that the Center for Independence for Disabled New York ("CIDNY") did a survey of many restaurants (some of which are in CB7's jurisdiction) to determine whether they were accessible to the physically challenged, and that the HHS Committee can begin by looking on the CIDNY website and checking on those surveyed restaurants in CB7's jurisdiction.
 - Ronnie noted that the Committee could have the student interns:
 - survey those restaurants in CB7's jurisdiction which CIDNY never reviewed and make its own findings, which can be added to CIDNY's study
 - survey those restaurants in CB7's jurisdiction which CIDNY did review and see if such restaurants found by CIDNY to be inaccessible have made the necessary changes to become accessible; and if not, CB7 can file forms of non-compliance re those restaurants with the NYC Commission of Human Rights. Ronnie also suggested that staff of the Human Rights Commission would be willing to train our interns in reviewing restaurants accessibility.
 - Ronnie remarked that the student interns could measure the distance between the outer edge of each sidewalk cafe in the study and the adjacent curb or tree pit(s) to see if the sidewalk café is in compliance (because lack of compliance makes it extremely difficult for those in wheelchairs to maneuver past those cafes), and follow up on those which are not in compliance.
- The Committee noted that this could be a 6-week project for 2 student interns.

Topic 3: District Needs Statement

The Priorities adopted in 2013 were handed out to committee members. Since it was after 9:00 PM, we requested comments and additions be sent to Madge or Barbara.



Topic 4: Due to the time, the discussion of the unavailability of DOE and Parks Department playgrounds to children after school hours was postponed to the next meeting.

Present: Madge Rosenberg, Barbara Van Buren, Robert Espier, Sheldon J. Fine, Audrey Isaacs and Genora Johnson. **Board Members:** Catherine DeLazzero and Rita Genn. **Absent:** Miki Fiegel.

Non committee: Fern Fleckman and Ronnie Ellen Raymond.