



*Full Board Meeting
September 2, 2014 6:30 PM*

Community Board 7/Manhattan's Full Board met on Tuesday, September 2, 2014, at Jewish Home Lifecare, in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:40 pm after the Secretary confirmed the existence of a quorum.

The minutes from the previous full board meeting were approved: 29-0-2.

Chair's Report - Elizabeth Caputo

- Ethel Sheffer provided update regarding separate entrances for market rate and non-market rate tenants in buildings in Riverside South. Negotiations with the developer, HPD, the Manhattan Borough President and C-M Rosenthal occurred. This issue will be coming before the Board and will allow for a 45-day comment period. The proposal should include 120 permanently affordable units. Mixed-use open spaces and amenities will also be part of the discussion.

*Nominations of Candidates for Board Offices for 2014-2015
Committee*

Howard Yaruss, Chair Elections

- Elizabeth Caputo nominated for Chair
- DeNora Getachew, Marc Glazer, Matthew Holtzman and Su Robotti nominated for Vice-Chair
- Audrey Isaacs and Brian M. Jenks nominated for Co-Secretary

Community Session:

Representative Kristin Laski, ED of Paid Sick Leave Division in the Department of Consumer Affairs

- Implemented a number of reforms so that small businesses may have relief from hefty fines and get education that is required so that businesses understand their obligations under the law.
- Paid sick leave is in affect and is newly available to about 1 million New Yorkers. Also working to educate employees about the rights that they have under the law.

Batya Lewton, Coalition for a Livable West Side

- Requested a resolution against sidewalk cafes on side streets

Peter Arndtsen, Director, Columbus Amsterdam BID

- Announced BID events

Barbara Ward

- Announced the People's Climate March on Sept. 21
- Over 900 organizations to participate

Amy Bittinger, United Cerebral Palsy of NYC

- UCPNYC has leased a building at 80 West End Ave. The building is currently being renovated and will open in Spring 2015

Sharon Pope, New York Society for Ethical Culture

- The organization is hosting an ethics and film series this upcoming Friday at 8 p.m. Screening *Defending Your Life* by Al Brooks.

Belina Anderson, President of Cathedral Gardens Non-College Board of Managers

- Provided an update on ongoing complaints and litigation.

Arlene Karole, VP of community affairs for Park River Independent Democrats Club.

- 55th anniversary party this Sunday.

Sharon Canns

- Working to keep housing rent stabilized at Westwood House. (50 W. 93 St.)

*Manhattan Borough President's Report - Borough President Gale Brewer*

- Working with CUNY undergrad and graduate students to determine how they can be helpful to CBs.
- Uptown and downtown arts/schools events will be held later this year to highlight arts education and connect groups together.
- Spoke in favor of 16 and 17 year olds on CBs.
- Increase of composting in New York City, stemming from school composting across the City.

Reports by Legislators

State Assembly Member Linda Rosenthal

- Update regarding bill that bans close encounters between the public and big cats.
- Bankruptcy trustees have been allowing landlords to purchase lease as a way of collecting money to pay off creditors. Believes that this contravenes goals of bankruptcy and rent regulation. Has submitted an amicus brief taking a position against the selling of leases as an asset.
- Believes sidewalk cafes on side streets needs to be re-evaluated by the Board.
- Apthorp additions approved by Landmark Preservation Commission after many changes made, but disagrees with the fact that the Board did not have the opportunity to comment again.

State Assembly Member Daniel O'Donnell

- Worked to lower the speed limit in the City.

Council Member Helen Rosenthal

- Provided an update on the issue of separate entrances and the progress made during discussions between the developer, HPD, C-M Rosenthal and the Borough President's office. Includes shared rooftop and courtyard space.
- New middle school (West End Middle School for Urban Studies) opening in 2015; provides new option for West siders.
- First district participatory budget committee meeting will be on Monday, September 29 at Amsterdam Houses in the community room.
- Reposo—provided an update on a decrease in seating and tables, as well as reduced hours, for the approved outdoor café. Developing legislation to address the issue of sidewalk cafes both in general and also on side streets.

Council Member Mark Levine

- Provided an update regarding development in the district.
- Sponsoring legislation that would provide attorneys to all low-income tenants in housing court.
- Update on issue of rats in Manhattan Valley—addressing the issue, including the particular problem at Douglas Houses.
- Announced neighborhood assemblies regarding the next steps in the participatory budgeting process.

*Business Session***Transportation Committee****Andrew Albert and Dan Zweig, Co-Chairpersons**

1. **West End Avenue, 70th-106th Streets. NYC Department of Transportation's West End Avenue safety enhancement proposal.**

Community Comments:



- Linda Miller – 230 RSD – has attended CB7 meetings twice to discuss traffic on West End, especially the excessive traffic between W. 95th and 96th. West End Avenue proposal solves some of the problems, but real problem is level of traffic. CB7 and DoT needs to address this. Can share pictures of traffic congestion if that would be valuable to the consideration of this issue.
- Larry Dugan – 230 RSD – reinforced previous speaker comments on level of traffic on West End Avenue calling it egregious. There are terrible ingress and egress patterns with the highway. The new speed bump is useless. Need to remediate the speed of traffic and enhance speed bump.
- Aaron Biller – Neighborhood in the Nineties – remarks focused on the elimination of left turn on southbound West End Avenue. This can create a possible death corridor. Now people who need to get to certain destinations, including Symphony Space or garages, cannot easily access these locations. Created a new problem by creating 3 turns.
- Rene Kathawala – PS 163 Task Force for a Safe School – the DoT is noticeably absent from this conversation. DoT is making ad hoc decisions, which do not help get to the bottom of the problem. On a related point, in connection with the development of JHL next to their school DoT failed to consider their substantive and substantial traffic proposals. Risking lives of students at the school by not taking this more seriously and engaging in a comprehensive traffic study.
- Jim Black, Bridges St. John, Valerie Takei, and Willow Stelzer ceded time to Batya Lewton.
- Joyce Miller – 315 W. 70th Street – opposed to current proposal. Has lived on upper west side on West End Avenue for 40 years. Concerned about reduction in changing lanes by turning one lane into a changing lane will create major problems. Since closure of exit on W. 72nd Street, now everyone has to exit on W. 79th, which creates more traffic.
- Mary Beth Kelly – Families for Safe Streets – organization is 6 months old at this point. Majorly responsible for passage of reduced speed limit in Albany. They tell victims stories to make the point. She highlighted several stories, including her deceased husband. We need a cultural shift, not something just piecemeal. Do not let the desire for the perfect get in the way of progress now. Look at UWS blueprint. Do not look at this death by death.
- KC Rice – 303 W. 103rd Street – reiterated former speaker’s remarks. We do not need piecemeal reform. We need comprehensive reform. We have been discussing these issues for a long time and resisting the measures that would make streets safer often at the cost of losing parking.

Board Discussion:

- Board held two meetings on this subject, one in July and one in August. Attempted to take concerns into account in drafting the resolution.
- Point 6, should revise to say “DoT will observe, along with the community and CB7 – any impacts on other West End avenues **and impacted side streets** as a result of this plan.
- Overarching comment is that given the impact of these changes, CB7 should make the resolution as comprehensive and detailed as possible. Need to call for systematic review and input by CB7 to allow process be subject to modification based on feedback.
 - On point 4, should be more specific about what criteria will use as it relates to use of term “flexible.” Should provide much more specific.
 - On point 6, should be more specific as it relates to question of 96th street and potential impact on “other West End avenues.” Will see results of this in two to three months.
 - Co-Chair responded that unclear where traffic will be redirected as a result of these changes, so purposefully left this point blank.
 - Related to the DoT’s signage, they often do not put up signage in the most visually appealing way. Some of the signs cannot be seen by ordinary driver. CB7 should provide specific feedback to DoT on this point to ensure signs are very specific and careful.



- Enforcement of speeding with trucks and buses is a major concern. The resolution should focus on adding this to the resolution.
- Co-Chair noted that this plan has been put in place to address specific concerns at 97th and WEA and 95th and WEA. Speeding on WEA is not a new problem, it dates back 40+ years. Commercial traffic on WEA has been a problem for decades also. This change attempts to maintain route on WEA and eliminate lane for turning. There will be changes that are necessary along the way, including anticipated and potential problems. DoT wants to hear from the public in real time to address problems that arise in real time. Their desire is to make this work. CB7 will continue to work with DoT to make this work.
- Supports including language in point 6 related to impact on other West End avenues. The speed bumps are not always followed and need to do better. Should include specific requests for speed bumps because of the challenges on 95th and 97th streets.
 - o Co-Chair believes it would muddy the waters by including speed bumps in this resolution.
 - o Co-Chair noted that 9A should not exit on to residential street of W. 95th. This needs to be changed.
- Asked for clarification regarding WEA redesign and impact on traffic on WEA. This seems like a prescription for disaster.
 - o Co-Chair noted that there will be one moving lane in each direction, dedicated left turn lanes, pedestrian islands and larger parking lanes.
 - o Co-Chair noted that there will be a travel lane and due to the enlarged parking lane there will be an opportunity for cars to pull over and let out traffic without as much impact on the flow of traffic.
 - o Co-Chair noted that DoT conducted this simulation via computer and has implemented in Brooklyn without issue. Made clear to DoT that need to revisit this issue regularly and update this based on real time issues.
 - o Co-Chair noted that businesses will be impacted by disallowance of left turns on W. 95th by creating additional traffic on West End Avenue.
 - o The left turn lane on W. 96th Street and Broadway has created huge problems that this new change will replicate on WEA.
- This was created by DoT as a calming measure to prevent further accidents. At Committee level, had a unanimous decision, which should not delay in moving forward.
- Co-Chair noted that DoT's timeline is to complete this treatment before fall.
- District Manager noted that the painting for this will begin on Tuesday, September 02, 2014.
- 2 process questions:
 - o Is DoT listening and responding to the comments to respond to design concerns? Yes, DoT has responded to concerns from both meetings. DoT expects to hear from the Board and community regarding concerns raised.
 - o The impact of these changes is global. DoT should use federal funding to conduct a major capital study and approach. Should propose comprehensive complete streets. This should be the first step towards overall reform.

Resolution to approve, as amended, was adopted: 40-1-1-0

2. **Hampton Jitney.** Application to the Department of Transportation by Hampton Jitney for drop-off stops in front of:

- a. 5 West 86th Street, West of Central Park West
- b. 107 West 86th Street, West of Columbus Avenue
- c. 2345 Broadway, South of West 86th Street
- d. 2219 Broadway, South of West 79th Street



- Residents of 107 W. 86th Street do not support the drop off in front of their building, instead should drop off at Amsterdam Avenue.
- There will be no West Side pick-up stops.
- Noted that the bus drop off are seamless.

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

3. **10 West 93rd Street** (Central Park West-Columbus Avenue.) Request to the NYC Department of Transportation to restore all parking on West 93rd Street to regulations in effect prior to the changes made in response to the Columbia Grammar and Preparatory School's application to the Board of Standards and Appeals.

- It came to the Committee's attention that DoT changed parking on the street as a result of the BSA application.
- Dedicated 3 spaces in front of school on W. 93rd for school parking. The community raised concerns that there was no process for changing the parking designation in this way.

Community Comments:

- Matt Dixon – 10 W. 93rd Street – reinforcing that while the school is neighbor and need to do expansion, they did not give any one due process in making the changes. Completely support proposal
- Sean Donovan – 10 W. 93rd Street – there are a dozen people present who support the resolution. Asked those who are affiliated with the school not to vote.
- Alex Goenaga – ceded time to Sean Donovan.
- Ray Luhrs – ceded time to Sean Donovan
- Eva Figueroa – was not present when name was called.
- Sharon Canns – 50 W. 93rd Street Tenant Association President – spoke with president of Columbia Grammar. Plan was to reroute students on W. 93rd location to W. 94th entrance. Parents and detectives feel entitled to idle.
- Khadijah Canns – has lived at 50 W. 93rd street for her entire life – there has always been noise congestion. There are many cars in the street. It crowds the block. It is very noisy during the day time. Very inconvenient for everyone involved.

Board Discussion:

- Chair noted that the board will speak about voting and disclosure issues at the end of the agenda.
- Board was aware of Sam Schwartz's study on W. 93rd Street and recommendation to reduce parking on the street. It is unclear whether this new arrangement is actually working. Instead this is the concern of a couple of neighboring buildings that have concerns with losing parking. Should not be in the business of second guessing DoT. Nor should it be the business of the CB7 to bring to a full board vote every time there are disagreeing votes. There is no information from DoT to allow this to be properly considered. Motioned to table the resolution. The motion was withdrawn.
- It is much better to have a spot where kids can drop off students instead of idling. Children's needs come first always.
- Co-Chairs noted that the three spaces are frequently empty, which delivery people often use and can no longer use.
- If the issue is of free parking spaces or not, that can be easily resolved. The school and the lack of regulation of parking outside of the schools was an intolerable issue when this was previously considered. Columbia Grammar understood that this was a major issue that was incompatible with the use of public streets. Supports this resolution. Should study this issue to fully understand what went wrong.



- This is a very complex problem that requires a complete solution that starts at Transportation Committee and then full Board, without DoT acting on its own.
- 39 members of this board voted to support the WEA redesign without a study, whereas in this case there was a study and the board is still skeptical of study. There is a glaring inconsistency here.
- Co-Chair noted that the study in this case was not a public document and was not a DoT study.
- Peter Samton noted that he will abstain from voting because is still employed by Columbia Grammar. They are meeting to resolve this and it is being handled as we speak.
- Land Use co-chair noted that when the land use committee reviewed this issue a couple of years ago there was an issue with SUVs. There are 3 drop off points for elementary school and 2 for upper schools. The resolution was that there would be more people to supervise drop offs and more school traffic officers to move traffic forward. Concur that this is a hugely complex issue. The key issue is the same congestion on CPW that just discussed on WEA. There is no great solution, but to restore the neighborhood traffic pattern is the first step without subtracting capriciously.
- Columbia Grammar should discourage parents from idling.
- The only thing that is clear is that DoT made a decision that impacted the street. Should not rely on mere anecdotes, should have the full facts. Should learn objectively what is going on. It is clear that there is an enforcement problem.

Resolution to approve was adopted: 29-6-4-1

Preservation Committee

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

4. **102 West 75th Street** (Columbus Avenue.) Application #15-4977 to the Landmarks Preservation Commission for brickmolds for eleven (11) previously installed arched windows on the sixth floor.

- This was an application to LPC to rescind a previous decision of the LPC.
- About 7 years ago the LPC approved replacement of several arched windows on the façade of the building with a requirement that the replacement windows include wooden brick molds.
- The windows were replaced and the brick molds were not.
- The owner of the building asked that LPC rescind previous decision to relieve them of the obligation to put the brick molds.
- The Committee unanimously decided that LPC's original decision was valid and voted to disapprove the application. LPC met on **July 21, 2014** (confirm) and reversed its prior decision.
- It was noted that LPC meetings often occur in between full board meetings. This resolution asks full board to support the Committee vote.

Resolution to disapprove was adopted: 38-0-0-0

5. **219 West 70th Street** (Broadway – West End Avenue.) Application #15-7448 to the Landmarks Preservation Commission to increase the 5th floor with a horizontal addition of 280 square feet.

- Increase an already existing 5th floor addition. It is a minor addition that will be minimally visible.
- The only outstanding issue was whether there are any existing historic features in connection with this application.
- Committee approved this with the caveat that any existing historic architectural features be preserved, which owner agreed to. On July 22, 2014, the LPC approved this application.

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



6. **20 West 72nd Street, d/b/a Sambuca** (Columbus Avenue – Central Park West.) Application #15-7562 to the Landmarks Preservation Commission to modify existing storefront at first floor.

- There was testimony at the committee meeting.
- This is an application to modify an existing storefront for Sambuca restaurant.
- Most, if not all, of the public commentary in opposition to this application had to do with the potential for noise, appropriateness of a restaurant in this location, and potential for sidewalk café.
- This is not an application for a sidewalk café. Committee was deciding whether the proposed renovation is appropriate in the historic district. Committee found that it was appropriate.

Noted that public has a right to speak, but should limit concerns to those which the board can impact as a result of this particular decision. Other issues should be directed to a correct committee at the correct time.

Community Comments:

- Richard Bloom – if you lived on W. 72nd Street then you would vote against Sambuca. This will result in open restaurant doors and more noise, which is inconsistent with residential neighborhood. The attorney for the restaurant noted that this will result in great results for restaurant. Vote should take a mature stance and vote against Sambuca renovation.
- Lewis Foxenbaum – 15 W. 72nd Street – retired management consultant that is very pro-business. Do not need open doors to the street to have a successful restaurant. His granddaughter's bedroom overlooks the Dallas BBQ restaurant, which produces a lot of noise and this will add to that noise.
- Susan Cassidy – president at the Majestic – neighbors are fighting the current design. This is an ill affront to the historic district. Counting on the community board and elected officials to do the right thing for the neighborhood.
- Jan Levy – former CB7 member and founder of the preservation committee – these French doors are contrary to the historic district. It is no stretch to imagine that this is a step towards a sidewalk café. She quoted article from DNA.info. The park block is no stranger to efforts to redesign use of buildings. The most effective way to preserve residential character of the block was to say no to sidewalk cafes. This is it to ensure fair and equal treatment of all requests. The volume of visitors to this worldwide tourist destination has substantially increased. Extremely dismayed by lack of respect for the quality and character of the block. Please do not approve the plans as presented for 20 W. 72nd Street.
- 15 W. 72nd Street – on the west side of the block are double hung windows and on the east side they are proposing to put in French doors. LPC focused on implementation of the gas lamps. Please reject this proposal.
- Al Salsano – president of the board of the Oliver Cromwell – unified 5 buildings on the end of the block. The president of the board and owner of the Franconia sent a request to the LPC to withdraw this request since had not been consulted. The French Doors are not a historic use, it is a garage opening to the street.
- Judy Chin – this is not true to the historic nature of this district. The building is already an anomaly for this block. There is no other building on this block that opens out to the street. This is an accessory to the hotel. There is already a doorway to building. This is opening is unnecessary. Disagree with this renovation.

Board Discussion:

- There was discussion about who owns the space and has the ability to move forward an application.
- Co-Chair noted that if there is a question about the legality of moving forward the application the LPC would not have approved this.



- Co-Chair noted that there are many French Doors in this district, which have been approved.
- Questioning the aesthetic of the façade.
- Two issues before the board:
 - o Whether the board will approve the action of the committee, to approve the request for this renovation? There are many comments questioning the renovation regarding the use they anticipate for the renovation. Has begun to question the renovation.
 - o There is a procedural defect in the application.
 - It is very hard for CB7 to determine this. We can raise this question if we decide to move this forward. We should raise the question with LPC.
- Chair reiterated that the only issue before the board is whether this is reasonably appropriate to the historic district.
- Need to separate the two questions.
- This is not ripe for the board yet. This is an issue
- The rendering available at the meeting is the only one available at this juncture.
- It was noted that the LPC unanimously approved this on August 5, 2014.
- The role of CB7 is to decide whether this proposal is reasonable in the district.
- Co-Chair noted that what the renovation would take out is less appropriate with the district and what they are including is more consistent with the historic district. If a future time the restaurant wants to seek sidewalk café, then there is an approval process for such issues.
- Previously supported this at committee level, but is concerned about learning that this will have precedent setting effect for the board when there are concerns about ownership and also that this is not a commercial district.
- The focus should be on the design, not the legal issues which can be resolved in litigation is necessary.
- In looking at the drawing here, it appears that the window should be restored on the opposite side. Yes the building looks nice, but that is not the point. Will oppose the proposal.

Resolution to approve was adopted: 22-16-3-0

7. **New-York Historical Society**, 170 Central Park West (West 76th – 77th Streets.) Application to the Landmarks Preservation Commission for temporary installation of banner on the upper facade of the Central Park West face.

Proposal to install a temporary banner from September 2014 – May 2015. This is a regular occurrence for the Historical Society.

Resolution to approve was adopted: 39-0-0-0

8. **207 West 79th Street** (Broadway – Amsterdam Avenues.) Application #15-9134 to the Landmarks Preservation Commission to for demolition of the building and construction of a 16-story residential building with cellar and ground floor retail.

- Application to demolish to a 5-story building next to the Lucerne and replace it with a 16 story building.
- There were a lot of community speakers at the board meeting.
- Committee had questions about design, height, bulk, proposed materials and the proposal for terraces on west facing façade. Not everyone agreed on every objection and concern, of which there were an extensive number. Thus the committee disapproved the application as presented.
- The LPC expressed many concerns and took no action, basically sending it back for revision. Committee vote was unanimous in disapproving and the co-chair encouraged the Board to do so as well.



- This is a poster case for when LPC should force applicants to come back to the Board when there are substantial revisions. The ultimate application will likely be very different in design.

Community Comments:

Susan – 205 W. 79th Street

- Majestic aesthetic of Lucerne will be destroyed if a building is higher than current 5-story building.
- The neighborhood is being irreparably harmed by development in the neighborhood. This is becoming a neighborhood of elite, high-rise tenants. Please do not allow demolition of this building.

Robert Withers

- Support the resolution against this application. There was a significant error in LPC record. There were 4 townhouses that were combined into modern brick façade. It is untrue that original brownstone was demolished. None of the existing views were presented by the developer. This could set a dangerous precedent.

Board Discussion:

- The co-chair noted that it is important for community to go back to LPC to make their voice heard on any potential LPC-initiated changes.
- A procedural question was asked about how to ensure that the application comes back before the Board. It was clarified that often LPC takes no action instead of disapproving a project in order to work through concerns with the project. In such instances, the LPC does not re-consult the Committee or the Board.
- A suggestion was made to amend the resolution to make clear that the 4 previous buildings were not demolished.

Resolution to disapprove was adopted: 37-0-2-0

9. **31 West 89th Street** (Columbus Avenue – Central Park West.) Application #15-7872 to the Landmarks Preservation for a roof top addition, a rear addition, and excavation at the cellar and rear yard.

Resolution to approve was adopted: 34-0-1-0

10. **22 West 90th Street** (Columbus Avenue – Central Park West.) Application # 15-5984 to the Landmarks Preservation Commission for a 300-square-foot penthouse and two terraces on the rear façade.

Resolution to approve was adopted: 33-0-2-0

Business & Consumer Issues Committee

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

New Unenclosed Café Applications:

11. **50 West 72nd Street** (Columbus Avenue.) New application #5871-2014-ASWC to the Department of Consumer Affairs by 50 W. 72nd Rest, LLC, d/b/a Riposo 72, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats (instead of 13 tables and 30 seats.)

- City Council approved the resolution and revised the table and chair numbers to 8 tables and 16 seats.
- At the committee, in the method of operation, the applicant changed the hours who read the hours aloud. Resolution would approve the City Council's position instead of the BCI committee's original position.

Community Comments:

- Jan Levy - Cautioned State Liquor Authority against approving this. Urging board to disapprove this. Need to preserve residential characteristic of the block. 2 commissioners voted yes, despite information at their disposal that there will be no sidewalk café when approved this in 2007. There was to be no live music, windows are to be kept closed and keep the streets clear. The alcoholic beverage control laws prevents SLA issuing a license in certain circumstances, unless meet an exception that granting the license would be in the public interest. The SLA used this exception to grant the license. The CPW park block is a major access route. Objects to the sidewalk café request. This will bring many detrimental effects to the neighborhood.
- Al Salsano - If this is approved, it should be given to the restaurant not the owner. It was clarified that if there is a new owner, the license does not transfer.
- Marty – this issue has energized the neighborhood. The neighbors are unhappy with the community board and feel ignored by the board. The role of the board is to carry out the will of the community, not the will of the board.
- Susan Ruttner – supports previous speaker. C-Ms Mark Weprin and David Greenfield apologized to the constituents for having to support the resolution because it met the law’s requirements. Thanked C-M Rosenthal for her leadership on this.

Board Discussion:

- It was clarified that previously “the community” did not want to have a sidewalk café at all, hence there was no reason to negotiate to a compromise for fewer tables.
- It was clarified that the City Council vote was dispositive. The Board is hearing this now to bring closure to this issue.
- It was clarified that this lot is partially zoned commercial.
- Visited the site on many occasions and believe this is not a nuisance in the way that many establishments with younger patrons would be.
- The benefit of this conversation was that the landlord recognized how egregious the trash solution is and has made efforts to resolve this issue.
- This is not a cheap endeavor for the landlord.
- Need to change the economics to pressure other restaurants and actors on this block to perform better instead to try to change the zoning to allow more sidewalk cafes. This is already an encumbered block. Unenclosed sidewalk cafes add life to the block, but this is a special block. There has to be an element of discretion regarding what zoning permits and the impact on the residents. This is a great opportunity to say that the board should stand up and protect its own advisory authority.
- Lives on W. 72nd and believes that there is no additional room for any other development on the block.
 - o Zoning will not permit expansion of sidewalk cafes on this block.
- Should focus more on traffic issues rather than penalizing this specific landlord.
- This should focus on streetscape as a whole.

Resolution to approve was adopted: 19-16-2-0

12. **2794 Broadway** (West 108th Street.) New application #6768-2014-ASWC to the Department of Consumer Affairs by AJS Public House, Corp. , d/b/a Tara Hill, for a two-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

- Committee voted to disapprove the application.
- Initially had an application with plan that exceeded width.



- Had a lot of pushback from community about form of building.
- Took umbrage with the fact that the owner was not receptive to community concerns.

Community Comments:

- Gunnar – have petitions from several buildings. This is just a bar with lots of people who like to drink and smoke. Smoke emanates into apartments above. These are bad neighbors. No response to the community concerns after last meeting.
- Eugene Gaier – lives in same building as past speaker. Do not object to the fact that Columbia students frequent the bar. This bar abuts Absolute bagels, which frequently has a line outside of it. There are also traffic programs related to WEA as previously discussed.
- Jeffrey Sykes – missed first day of class today to discuss this. Documented occurrences over the last four days. There are crowds of 50 people smoking outside of the windows. Measured sound levels in apartment. Has the closet apartment to the board. Music exceeding 55 decibels. 311 has been very useless. Do not want boozy brunches at this location. Management is not doing its job to attract right type of customer.
- Yaaev President of board of building where previous speakers from – cannot sleep with windows open during summer because too much smoke. The management has done absolutely nothing to make anything any better. There has been no outreach by the bar management to tenants.
- Meryl Zagarich – this place is a nightmare. We want it to go away. Have professional video of the occurrences that can share.
- Dee Martin – this is so important to the neighborhood. Definitely pro-business. Would like to see a lovely café. Average cost of their apartments is \$300,000. This is hurting their investment.
- Tom - 255 W. 108th directly across from the bar – been here 20+ years. Sanitary conditions are the real problem. Has pictures of patron urinating on the street. Community is tired of this.

Resolution to disapprove was adopted: 34-0-0-0

New applications to the SLA for two-year liquor licenses:

13. **Hudson Beach at West 105th Street in Riverside Park.** 106 Amsterdam Corp, d/b/a The Ellington.

Resolution to approve was adopted: 32-0-1-0

14. **210 West 94th Street** (Columbus Avenue.) Whispers Bar, Lounge & Restaurant LLC, d/b/a To be Determined.

Resolution to approve was adopted: 33-0-0-0

15. **507 Columbus Avenue** (West 84th Street.) Blossom West Inc., d/b/a Blossom West.

Resolution to approve was adopted: 33-0-0-0

16. Unenclosed Sidewalk Café Renewal Applications:

- **269 Columbus Avenue** (West 72nd Street.) Renewal application #1423787-DCA to the Department of Consumer Affairs by 72nd & Columbus Restaurant, LLC, d/b/a AG Kitchen, for a two-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
- **429 Amsterdam Avenue** (West 80th -81st Street.) Renewal application #1421365-DCA to the Department of Consumer Affairs by VAI UWS, LLC, d/b/a Vai, for a two-year consent to operate an unenclosed sidewalk café with 11 tables and 26 seats.
- **477 Amsterdam Avenue** (West 83rd Street.) Renewal application #0883095-DCA to the Department of Consumer Affairs by 83/Amsterdam Restaurant Corp., d/b/a Hi Life Bar &



Grill, for a two-year consent to operate an unenclosed sidewalk café with 9 tables and 26 seats.

Resolution to approve was adopted: 33-0-0-0

Parks & Environment Committee

Klari Neuwelt, Chairperson

17. **Booker T. Washington (MS54) Playground** (West 108th Street between Amsterdam & Columbus Avenues.) Department of Parks & Recreation's proposal the renovation of basketball and handball courts.

- Renovate part of Booker T. Washington, which consists of basketball and handball courts.
- Problem is that it is parallel to 108th Street and there is problematic behavior going on.
- The renovation will allow space for trees and fitness equipment.
- Will children be able to use this playground? Yes.
- There was a question about whether there will be a fence installed. It was unclear. Will send a follow-up letter to clarify this point.

Resolution to approve was adopted: 32-0-0-0

Bylaws Task Force,

Roberta Semer, Chairperson

18. Request to amend CB7's Bylaws – Disclosure.

- Bylaws questions have come up in the last couple of months. Will receive email information about proposed bylaws amendment.

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



**Housing Committee Meeting Minutes
September 8, 2014 6:30 p.m.
Nick Prigo, Chairperson**

- 1) Discussion of the implications of the so called 'poor door' inclusionary housing project at 40 Riverside Boulevard.
- 2) Vote on brief resolution declaring CB7's opposition to separate entrances as part of the inclusionary housing zoning text. Committee Vote was 8-0-0-0.
- 3) Review of progress on affordable housing forum. Decision to collect recommended speaker names and vote at the next meeting on who to invite.

Present: Nick Prigo, Robert Espier, Matthew Holtzman, Benjamin Howard-Cooper, Madelyn Innocent, Audrey Isaacs, Genora Johnson, Lillian Moore and Jeanette Rausch. **Land Use:** Jeannette Rausch.

Absent: Polly Spain



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
September 9, 2014, 7:00 PM**

1. Neighborhood in the Nineties traffic Proposal. Aaron Biller, president, info@n90s.org, presenting verbally and with written proposal. He described which blocks in the 90's between West End Ave and Riverside and on the Riverside Drive service road enabled cars to speed. They asked for speed bumps at several locations in the area. Dan Zweig talked about having seen the difficulties with the left turn from southbound Riverside onto 95th St as listed by Mr. Biller. The committee will visit the listed locations to see the proposed speed bump locations and other traffic calming measures and how they could be helpful. Mr. Biller pointed out that the closure of the 96th Street southbound exit was the source of many problems. He added that the highway exit at 95th Street and Riverside Drive was dangerous as were other dangerous corners in the immediate area. He asked that the 95th St exit receive signage notifying drivers that they are entering city streets and that there is no right turn on red. The written presentation will be submitted to District office to be added to the Transportation Committee's minutes. It additionally asks for increased signage, cameras, and a 20 mph slow zone in the area.

The Committee, after its visit to the area, expects to write a letter to D.O.T. in support of program.

2. Review of Recommendations in the Nelson Nygaard Traffic Studies.

Committee Recommendations to Nelson Nygaard Traffic Study Recommendations:

- Study recommends pedestrian traffic islands on 96th Street and WEA, as well as adding curb extensions, banning left turns from EB West 96th to NB WEA between 7 a.m. and 7 p.m. Allow double left and right turns onto WB W96. Though the committee would like DOT to look carefully at all these proposals; it was thought the painted curb extensions might be able to be evaluated and put in place quickly while striping the new West End Avenue configuration this Fall.



- West 96 & Amsterdam, add LPI in addition to recommended curb extension and make right-hand lane a dedicated RT lane with arrow. Stop double lane right and left turns at this location.
- 97th Street & Amsterdam, dedicated right turn lane on 97th St plus curb extensions; study's recommendations inherently impede JHL plan which will entail three years of construction.
- 97th Street and Columbus Avenue, channelizes traffic through curb extensions. Committee wants to get as much traffic off 97th Street between Columbus and Amsterdam Avenues.
- Recommends best route to Henry Hudson Parkway signs in Central Park.
- Ken Coughlin recommended consideration of bicycle lanes on West 97th Street spanning Central Park West to Amsterdam Avenue. Nygaard suggested the possibility of bike lanes extending to West End Avenue. The Committee will discuss 97th St at a later meeting.

Additional traffic spots to which the committee will ask DOT to give attention:

- a. Andrew Albert - 73rd Street and Amsterdam Avenue. Lee Ping Kwan agreed.
- b. Roberta Semer - cars ignore the red light at 79th Street and West End Avenue.
- c. Dan Zweig - cars are able to go from CPW to WEA at 97th Street transverse without having to stop at a red light. He suggested that the situation inherently promotes speeding and should not be allowed.

The Committee also agreed to request more cameras for the roadways, especially around the schools.

Ken Coughlin stated he did not believe the Committee's recommendations were submitted to D.O.T. and would like a formal resolution. Dan Zweig maintained they were submitted.

3. 908 Amsterdam Avenue, Store B New App Car & Limo (West 104th -105th Streets) Renewal application B02782 to NYC Taxi and Limousine Commission, by New App Car & Limo at Amsterdam Avenue for For Hire Base Station License.

Applicant did not show up to meeting.

A resolution to disapprove the application was voted on by the committee. Committee: 9-0-0-0

4. 72 West 106th Street, New Family Radio Dispatch. Renewal Application #B01527 to NYC Taxi and Limousine Commission, by New App Car & Limo at Amsterdam Avenue for For Hire Base Station License.

Presenting: Vice President Operations Lambert Computer Technologies Jose Martinez (vdispatch.lct@gmail.com), presented on behalf of New Family Radio Dispatch. Described innovative communications programs for drivers using tablets to respond to customers. New application allows conventional pick-up or else through apps.

Mark Diller asked Mr. Martinez to mount tablets on dashboard. Mr. Martinez displayed Disciplinary Rules guidebook and stressed that drivers are not allowed to use portable devices that are not attached to the car. He added that management has regular inspections.

Dan Zweig asked whether GPS had audio directions or had to be read. Mr. Martinez confirmed it was audio when the cars were running. Lee Ping Kwan asked whether the New Family has seasoned drivers, which was confirmed by the applicant.

Committee Approves: 10-0-0-0; Non-Committee 1-0-0-0

New Business:

Kurt Pohmer (kurt.pohmer@myNYCB.com) presented to the committee regarding parked buses on



Broadway between 106th to 107th Streets at Straus Park. He maintained that several of the articulated bus drivers parked in front of his 64-unit building (he is the board president of the building) blocking a fire hydrant. He also complained of buses at the last stop on W106 St between West End Ave and Broadway blocking a cross walk and a bike path, as well as M116 buses sitting at their last stop, sometimes in the crosswalk on W106th Street, east of Broadway. He approached the police who refused to issue a ticket because it was the MTA. Mr. Pohmer maintains that there are empty buses constantly sitting idle in front of Kentucky Fried Chicken for as long as two hours, blocking the cross walk. He showed photographs of the empty buses. He also maintains that buses at the first stop on Broadway are left unmanned blocking the fire hydrant in front of his building. Dan Zweig stated that the two parked articulated buses on Broadway were part of a 1st stop and one layover strategy. Mr. Pohmer's block and building are considering taking action.

Jason Behrstack from the PS 163 Task Force agreed there is a need for more traffic studies and came to the meeting to support the board in calling on D.O.T. to follow up. In addition, he believes that D.O.T. has signed off on the JHL traffic study and feels that more has to be done and requested for additional traffic analysis, including the one by Robert Chamberlain. Mark Diller suggested the driveway at 784 Columbus Avenue is now proposed to run completely through the superblock creating a new street and should be mapped as a street, hence become a zoning issue, as well as a traffic issue.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Ken Coughlin, Lee Ping Kwan, Lillian Moore, Anne Raphael, Richard Robbins, Suzanne Robotti, Roberta Semer and Howard Yarus. **Chair:** Elizabeth Caputo. **Board Member:** Mark N. Diller. **Absent:** Isaac Booker and Lillian Moore.



**Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
September 10, 2014**

Called to order at 7:063p.m.

Alteration Application to the SLA to extend hours of an existing liquor license.

511 Amsterdam Avenue (West 80th Street.) EE Bar LLC, d/b/a E's Bar.

Linda spoke against extending the liquor license hours because the noise is much higher than the neighbors. Erin agreed that they would close the front doors to control sound at midnight Sundays, Mondays, Tuesdays and Wednesdays.

VOTE to approve: 9-0-0-0

New applications to the SLA for two-year liquor licenses:

226 West 79th Street (Broadway) Explorer., d/b/a Burke & Wills

The sale has been delayed for nearly a year. Now that the sale has gone through he is applying for a permanent license.

Question about the awning and boxes attached to the awning poles, are the boxed menus (they look like bus schedules) removable? Yes. Have there been complaints? No.

VOTE to approved: 9-0-0-0

2012 Broadway d/b/a Nanoosh

Mark Dooley, business owner and resident, spoke on behalf of neighbors. The restaurant does a good, clean job. There is a gate. We urge you to approve.

This is just a renewal, and number of tables

Vote to approve: 9-0-0-0

2014 Broadway Luced/b/a

Mark Glazer disclosed that he represents this client. He will speak but not vote.

VOTE to approve: 8-0-0-1

160 Columbus Avenue (West 68th Street) Equinox SC Upper West Side Inc. & 369 Food Corp., d/b/a To Be Determined. Postponed.

452 Amsterdam Avenue (West 82nd Street) PB Wealth Inc., d/b/a Sen. Postponed.

426 Amsterdam Avenue, Luke's Lobster III.

Reminder, all decorations must be inside the footprint of the café.



Where does the bike stay? On the bike rack in front of the restaurant.
 VOTE: 9-0-0-0

430 Amsterdam Jake’s Dilemma
 No representative showed. Motion to disapprove without prejudice.
 VOTE to disapprove: 9-0-0-0

2637 Broadway. d/b/a Turkuaz
 Mark Glazer disclosed that he represents this restaurant. He will speak but not vote.
 Estelle Darian, resident came to say that the restaurant has recently taken away tables and moved in the planters because they had more than they were allowed. They have a wrap-around café. It is so tight on the sidewalk that one has to walk sideways. The restaurant does not keep the 100th Street side. Paul noted that they have 2 tables and 3 chairs on the 100th St side. 7 tables on the Avenue side.
 Plan filed for 16 tables and 32 seats in June 2008 which included a wrap around.
 Plan filed for 11 tables in March 10 2008 with no wrap around.
 Application withdrawn to be resubmitted.

2740 Broadway Silver Moon Bakery.
 Mark Glazer disclosed that he represents this restaurant. He will speak but not vote.
 VOTE to approve: 8-0-0-1

Unenclosed Sidewalk Café Renewal Applications:

1. **2012 Broadway** (West 68th – 69th Streets.) Renewal application #1282959-DCA to the Department of Consumer Affairs by Nanoosh Broadway, LLC, d/b/a Nanoosh, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
2. **2014 Broadway** (West 68th – 69th Streets.) Renewal application #1326142-DCA to the Department of Consumer Affairs by 68th St Café, Inc., d/b/a Luce, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.
3. **426 Amsterdam Avenue** (West 80th – 81st Streets.) Renewal application #1428051-DCA to the Department of Consumer Affairs by Luke’s Lobster III, LLC, d/b/a Luke’s Lobster, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 6 seats.
4. **430 Amsterdam Avenue** (West 81st Streets.) Renewal application DCA# 1096363-DCA to the Department of Consumer Affairs by Third Ave. Rest. Inc., d/b/a Jake’s Dilemma, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 21 seats.
5. **2637 Broadway** (West 100th Street.) Renewal application DCA# 1280169-DCA to the Department of Consumer Affairs by S.A.V. Associates, Inc., d/b/a Turkuaz, for a four-year consent to operate an unenclosed sidewalk café with 16 tables and 32 seats.
6. **2740 Broadway** (West 105th Street.) Renewal application DCA# 1222176-DCA to the Department of Consumer Affairs by Silver Moon Bakery, Inc., d/b/a Silver Moon Bakery, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.

New Business

Mark Glazer announced that he requested an opinion from the Borough Board Conflict of Interest board to determine if it’s a conflict to hold an event, such as our B2B events at a restaurant that might have in the past or in the future have an application before our committee. The determination was that it is fine as long as no applications are pending.

Michelle thanked Mark for checking on this and asked that he send the specific information to CB7 Chair and our committee members.

Old Business



Michelle asked for ideas for speakers for our next B2B, “So You Want to Start a Restaurant.” Ideas included an expediter, a restaurateur (not likely due to the hours we hold), a publicity person (Su nominated Linda Alexander). Michelle asked that we seek out new venues. Banks might have event space. It was suggested that Allen Nauson on the Lincoln Square BID works for TD Bank might be helpful.

The meeting was adjourned at 8:20.

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

Preservation Committee Minutes September 11, 2014

140-142 West 81st Street / Mt. Pleasant Baptist Church (Amsterdam-Columbus Avenues).
Application for a rooftop addition and window replacement.

Presentation by DXA Studio (Architects) by Jordan Rogove

- Conversion of the church property including enlargement.

Pastor Charles Eatman

- Pastor for 33 years.
- Building beginning to decline even from 1981 when he
- Concern about stairs for congregants with arthritis etc.
- Building not used as it was years ago.
- Goal to preserve as much of the façade and building as possible and continue the work in the community going forward.
- Involved in the social concerns of the community since 1976 when moved to this location.
- Work includes pre-K through HS for youth, plus seniors.
- Ministries in Africa (clean water).
- Project will allow ministries to continue – needed funding as well as accessibility.
- Stained glass will be preserved and used elsewhere in the new structure.
- Educational programs to continue.

Jordan Rogove

- Gregory Dietrich and Mary Jablonski – preservation consultants.
- Application does not include retaining the illuminated sign.
- Stained glass in the above-grade sanctuary will be relocated.
- Rose window will remain in place and be restored.
- Existing condition includes significant staining and water infiltration destruction.
- Church is meeting off-site due to current conditions.
- Existing church footprint is appx 10K SF
- Proposal will provide church with appx 9500 SF – comparable.



- Church to use basement and ground floor.
- 7 residences above.
- Church will intrude into donut; residential will be pulled back to a 30' setback.

- Project already presented to members of the community.
- Community comment approved of scaling back rear yard intrusion.

- Visibility “minimal” from within the block.
- Design angled the slope of the residential tower roof to reduce visibility.

- Restoration of the front façade to include replacement of windows; restoring brick and stone; removing plexiglass cover outside Rose window and replace with glass.

- Windows – enlarging on the third floor to meet Code requirements. Actual openings of the windows will be enlarged – will use matching brick and rusticated limestone. “
-- Mary Jablonski is confident that can make a perfect match.
- Stained Glass:
-- in the recessed portico, the stained glass windows are in good shape.
-- other stained glass have been removed over the years, except for one tower window on the main floor (West tower), which is beyond repair.
-- replacement windows will retain the shape and configuration (1:1 with curved tops on main floor; equivalent arrangements in lancet windows on the upper floors) in wood but no stained glass.
-- Rose window can be repaired and preserved in place.
Q: Require in offering plan that condo owners cannot destroy/replace Rose window
A: Something in the plan will create such a requirement.

- Egress to the street: East and West tower ground floor windows will be enlarged to be doors. Just big enough.
- Rusticated masonry lintels above existing windows will remain when the windows become doors.
- Access to the church will be through the West tower new door/former ground floor window.
- Current main doors on ground floor within portico area will become the main access to the residences.
- Church name on sign above its door – sign in metal with backlighting.
- Address above the main entrance in same metal with backlighting.
- Lighting on the ground floor via “can” lights. Painted to match the wood windows (dark graphite color). Height of can light will be appx 14”-16”.
- Existing gates will remain but be fixed in the open position.
- New doors will be mahogany stained to match existing main doors.

- Main entrance – existing condition includes 1 step up from the sidewalk to the portico area that would not be ADA compliant. Will remove that step and slope up from the sidewalk.

- Preserving light court in space next to building to the west. Use as light for stained glass below when relocated.

- Penthouse addition will be arranged east-west and creates a crossing pattern with the existing sloping roof – almost a gable effect.



- Sloping roof on the penthouse addition and the sloping roof of the gable above the Rose window will be windows with terra cotta baguettes in front in the form of a rain screen.
- Warm grey terra cotta for the terra cotta rain screen.
- Roof of portico will be traditional terra cotta (replacing the existing asphalt shingles).
- Windows behind rain screen will be a wall of glass with metal framing and divisions.

- Rear façade – keeping the existing southern wall of the church for the basement and ground floor – will continue to intrude to the donut as existing (full depth as permitted for community facility).
- Will provide a skylight on the roof of the rear yard intrusion.
- Rear façade of the residential portion is almost entirely glass with aluminum framing elements and steel outer frame – curtain wall similar to the penthouse addition but no terra cotta rain screen on rear façade.
- Aluminum framing elements – dark charcoal.
- Pinnacle of the sloping terra cotta rain screen in the rear forms a breeze soleil over a balcony.
- East and west walls in light wells will be charcoal grey / iron oxide brick.
- Will attempt to emulate the existing corbelling on the east/west walls in the charcoal grey / iron oxide brick.

- Existing stained glass in the east and west walls of the sanctuary will be relocated to lower floors. Will seek approval for them as lot line windows even though they exceed the percentage of permitted lot line glazing. Otherwise will turn into light boxes.

- Roof: Metal box with mechanicals plus stair and elevator bulkheads.
- Elevator will be machine-less, so bulkhead height lower.
- Enclosed by a metal screen on the roof.
- Green roof with no access – no railing, no visibility.

Committee Questions/Preliminary Comments:

- Q: Protection plans per TPPM 1088 to protect the neighbors?
A: Premature to map out and hire consultants now – but very much part of the plan.

- Q: Other options for charcoal brick – harsh to close off the neighbors light court with such a dark color.
A: Concern was introducing too many colors/palettes in various part of the proposed building. Also the blond brick considered did not work.

- Q: West 81st street façade is a light colored brick – very different palette from the grey terra cotta and the dark charcoal brick used elsewhere.
A: Concerned that use of similar palette will appear as an attempt to match and failing.

- Q: Concern that the muddy color of the terra cotta for the rain screen will not be appealing.
Q: Will be visible – discontinuity
Q: Would prefer rain screen be a similar color to the existing terra cotta tile roof above the portico and on the towers.

- Q: Oppressive to use such dark for the light wells. Could use the dark brick for the replacement corbelling and then a lighter tone for the walls. Wall is on a different plane, and then the



replacement corbelling would match up nicely with the framing of the rear façade.

Public Comment

Judy Austen – 130 West 81st. Member of the Block Ass'n

- Main sanctuary will be replaced with 6 floors of residential.
- Block Ass'n after soul searching has decided to support the proposal.
- Would prefer to keep existing structure.
- But realizes the financial realities of the shrinking congregation and the expanding needs for upkeep.
- Support conditioned on assumption that the project will (a) stabilize the church finances and mission, and (b) stabilize the structure itself.
- Design is sensitive to the historical street landscape.
- Retaining the use of the building for community purposes.
- Removing portion of the rear of the existing building will provide welcome light and air.
- Good example of repurposing in a sensitive and responsible manner.

Reza Apshaw – 151 West 80th – faces rear of the building

- Now will look straight across rear yard into another's apt and vice versa.
- Changing the aesthetics of the structures seen from the north windows.
- Concern – Impact on his ability to build onto his existing terrace.
A: rear façade distance will increase to appx 40' from existing 10-15', and now won't be a brick wall.
A: no impact on adjoining property's FAR or ability to build.

Mia Amato – 158 West 81st

- Concern about black brick – did such a wonderful job with the front; should not both use light and face a black wall.

James Carroll – 138 West 81st (adjacent on the east)

- Complements on the design.
- Concern – 138 West 81 has 3 sets of working fireplaces with chimneys on the edge with the church – any impact?
A: Developer would be responsible for extending the chimneys/flues.
- Concern – increase the girth of the building – disruption to the foundation and impact on neighboring building.
A: Existing building has an existing cellar – so excavation is manual and limited.
A: Only deep excavation will be the new sanctuary which will be in the rear yard so away from the neighboring walls/structure.
- Concern – how will garbage be handled – dramatic change in volume.
A: Quality Housing program requires a garbage storage space within the building.

Florent Charpin – 151 West 80th

- Existing rear façade window in the church building.
A: neighbors to meet with architect.

Peg O'Brien – 123 West 80th



- Concern about height and additional volume – impact on the character and feeling of the neighborhood – typically smaller scale.

Committee Discussion:

- Face on West 81st is well thought-out.
- Regret that residential has its entrance in the middle of the existing façade.
- Concern for the rear of the building – design needs work.
- Use of large plate glass floor to ceiling with small spandrels (28” in height) – shadow box spandrel behind the glass. Sort of a curtain wall of glass.
- Entire façade will be very open and visible – might be detrimental to the new units to be appx 40’ distance to neighbors who can see in.
- Rear façade use of dark colors plus dark brick on the east/west is oppressive.
- Concern for the vertical effect of Shuco window system – heavy vertical is a huge contrast to the donut and to the strong elegant front. While front and rear do not need to agree completely, and it is good that they are distinct, the heavy mid-century modern is out of character.
- Concern for huge wall of glass in the rear. HVAC concerns/sustainability implications.
A: will have built-in shades in the window system.
- Rear façade needs work – precedent of Opera House is not apt because the Opera House has ornate building beneath.
- Would be preferable to step up roof toward the skylight in the rear would be a nice effect.
- Audacious and beautiful.
- Glass color is a good choice.
- Black brick and terra cotta colors need to be lighter and/or warmer.
- Restoration on the front façade is quite strong. Good that they are working with consultants.
- Need clarity on the third floor window enlargements.
- Paneled mahogany doors are sympathetic.
- Lucky that masonry openings are the right widths.
- Legibility of the Rose window and restored terra cotta will be a good gift to the community.
- Color palette for the rain screen – strong feeling that a visible rain screen should be in a different color than the muddy one chosen.
- Visibility of mechanicals and bulkheads (minimal visibility).
- Echo concerns about the rear façade arrangement. Articulation is foreign to the historic district. Schizophrenic contrast from the masonry front façade.
-- breaking down the big glass wall would help.
- Need to lighten the lot line brick from dark. Endorses idea of using dark brick for corbelling detail and then transition infill wall to lighter color.
- Need to start coordinating with neighbors within 90’ now. Re structural integrity of neighboring structures.
- Financial stability of church is not applicable to LPC consideration.
- Need rear façade horizontal elements as counterpart to the vertical.
- Especially where the breeze soleil meets the rear façade – should read to define the horizontal
- Agrees re rear façade.
- Believes front façade windows are appropriate.



Resolution to Approve the project:

- conditioned on changing color of the brick on the east and west facades – with consideration to the two-tone effect suggested re corbelling;
- conditioned on changing color of the terra cotta rain screen to a color similar to the historic terra cotta on the existing towers;
- Strong recommendation to revisit the rear façade to introduce a greater articulation or adding scale to break down to reduce the verticality of the proposed glass wall;
- Applaud restoration.

VOTE: 6-0-0-0.

Calendared for 9/30.



Parks & Environment Committee Meeting Minutes
Klari Neuwelt, Chair
September 15, 2014

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

1. Discussion with Melissa Goldberg, DPR Director of Concession Compliance, about Manhattan food concessions' operations and issues.

- In about 2007, DPR switched to a more proactive mode in monitoring compliance by its concessionaires with their contracts with DPR.
- DPR Commissioner Benepe was committed to introducing more “specialty carts” with a variety of food items, particularly in Central Park, and a number of such concessions were issued. However, on the whole those concessions were not financially successful for the vendors, and they are now largely gone. The most successful vendor has been the Belgian waffle carts run by a single vendor.
- A major factor negatively affecting the DPR food vendor program has been the large number of “Disabled Veteran” carts that have sprung up along the perimeter of Central Park. Those carts do not require a DPR license and do not pay fees (to DPR or otherwise) based on their revenues; they pay only minimal permit fees to DCA and DOH. In many instances, it appears that the actual disabled veteran does not operate the cart in question, but may be, for instance, sitting on a nearby bench at some times. DPR has no enforcement power with regard to these carts. Their prices undercut the prices of DPR-licensed vendors, who for the most part have been unable to compete for customers. As a result, DPR is no longer licensing new vendors for such formerly very lucrative locations as, for instance, in front of the Metropolitan Museum of Art. So far, these “Disabled Veteran” carts are only on the perimeter of Central Park.
- For “hot dog” carts generally, DPR will issue a “Request for Bids”. DPR approves the list of items sold and all prices for these carts. The permitted price for a hot dog was recently increased
- For “Snack Bars” (such as the Boat Basin Café and the Pier I Café in Riverside Park and Le Pain Quotidien and the Heckscher Ballfields café in Central Park) DPR will issue a “Request for Proposals”. For those concessions, DPR will in the first instance approve a range of prices, but each year it will review the prices proposed for that year.
- A third more formal category of food concession is restaurants with table service such as Tavern on the Green and the Boat House Café, both in Central Park. City-wide, DPR has about 30 snack bars and 13-15 restaurants with table service.
- The food concession at 106th Street in Riverside Park has been terminated, and a new solicitation for that location has taken place.
- Vendors are responsible for having their garbage carted away, and for maintaining comfort stations when they are part of the concession. Complaints about any aspect of any concession – such as failure to post prices, excessive accumulated garbage, or failure to maintain comfort stations -- can be communicated directly to Ms. Goldberg. Contact information:
melissa.goldberg@parks.nyc.gov.
- Committee members expressed interest in two potential new sites for food carts: Hippo Playground in Riverside Park and somewhere between 97th Street and 103rd Street on CPW. With regard to a third potential location, the gatehouses at the Reservoir in Central Park, Ms. Goldberg said that those are still under the jurisdiction of DEP. [In the days following the Committee meeting, Ms. Goldberg reported back that there is already a cart licensed for the area in Riverside Park outside the Hippo Playground, but that carts are not permitted in actual playgrounds. She is following up on the possibility of a new cart at the suggested location on CPW.]

2. Report on free kayaking program in Riverside Park at 72nd Street.



Kaitlin Petersen and Mike Petite, of the Manhattan Community Boathouse organization, which runs the program, gave a brief report on operations in 2014. 6000 people have participated this year, many of them adults with kids. The program will continue this year through September 28. For the winter, the equipment will be stored at the boathouse at 55th Street for which the Manhattan Community Boathouse has the concession. They still need storage capacity at the Riverside Park location, but so far no money has been found to provide for it.

3. Central Park. Reconstruction of boat landings on the Lake.

Lane Addonizio of the Central Park Conservancy presented.

- The Conservancy proposes to reconstruct five “boat landings” on the Lake in the West 70’s as the last of several phases of restoration at the Lake.
- There were originally six “boat landings”, each of a different design, and of varying degrees of rusticity. Originally, they served recreational boats around the Lake that park users accessed by the various landings. By the late 1960’s, all of the landings that are part of this project were gone, though most had been recreated or replaced to varying degrees.
- The Conservancy has a “rustic” crew trained in caring for and recreating “rustic” wood elements of Central Park structures.
- The proposed reconstructions are individually designed to match to the extent practicable the original designs. They will be of concrete below the water surface, and largely of wood above the surface – painted except for the “rustic” elements, which will be unpainted. While they will not be used as boat landings, they will be, as they were originally, complementary to the landscape, and they allow park users to get very close to the water’s edge.
- The cost will be about \$500,000, one-half from NYC funds, and one-half from Conservancy funds.
- Because the boat landings are not buildings, LPC review will be advisory only, and the project will be submitted to the PDC.

The Committee voted to approve the proposed boathouse reconstructions, and to applaud the Conservancy for its thorough historical research and for training and maintaining its “rustic” crew.

Committee members: 5-0-0-0. Non-Committee Board members: 1-0-0-0.

4. Central Park. Site Improvements and Construction of an Accessible Ramp at East 64th Street Entrance.

Lane Addonizio of the Central Park Conservancy presented.

- The entrance to Central Park at Fifth Avenue and East 64th Street is the main entrance to the Arsenal and to the Zoo. Currently, it has a 10-foot grade drop and several steps.
- The project includes the in-kind replacement of perimeter paving from 60th Street to 65th Street.
- It also includes the construction of an accessible ramp. The design would be inconspicuous, with the two longer portions at a grade of less than 5%, thereby not requiring a handrail. The shorter end of the three-part ramp will have a handrail. All major canopy trees will be preserved. The path will be five feet wide and have dark granite curb walls. The cost is about \$3 million, funded by a private donor.

The Committee voted to approve the proposed site improvements, including applauding the Conservancy for adding an accessible entrance to the Park at this location.

Committee members: 5-0-0-0. Non-Committee Board members: 1-0-0-0.

Updates on Committee Discussions.

The Committee briefly discussed updates on several matters of interest to the Committee:

- Tavern on the Green – the resignation of the Executive Chef.
- The Committee’s proposed initiative to enforce the anti-idling law in the CB7 district. (The requested meeting with various agency personnel prior to this Committee meeting had not been scheduled by the Board staff, and the DEP representative who attended the Committee’s July, 2014 meeting had declined to attend this one.)



- Riverside Park master plan public planning sessions. Committee members were urged to sign up for and attend one of the two upcoming public sessions regarding creating a new master plan for Riverside Park.

The "Climate Change" march and rally scheduled for the following Sunday.

The meeting was adjourned at about 9:30 p.m.

Committee members present: Klari Neuwelt, Kenneth Coughlin, Meisha Hunter, Steven Brown, David Sasscer, Madelyn Innocent. Absent: Joanne Imohiosen.

Present: Klari Neuwelt, Steven Brown, Ken Coughlin, Meisha Hunter Burkett, Madelyn Innocent and David Sasscer. **Absent:** Joanne Imohiosen and Jaye Bea Smalley.



**Land Use Committee Meeting Minutes
Richard Asche and Page Cowley, Co-Chairpersons
September 17, 2014**

1. **2465 Broadway, d/b/a SoulCycle (West 91st - 92nd Streets). Application to the Board of Standards & Appeals by Rothkrug Rothkrug & Spector, LLP to allow a physical culture establishment to be operated as SoulCycle within portions of an existing commercial building located in C4-6A/EC-3 and R8 zoning districts.**

The applicant who explained that this space, previously occupied by City MD, is being renovated for this tenant on the ground floor only. It is adjacent to an existing gym, Equinox, but there is no physical connection between the two entities which operate independently.

There were very few comments, only questions about the hours of operation and the configuration of the carved out commercial space which does have two means of egress, as explained by the applicant. There were no members of the public commenting on this item.

THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** the request to allow a physical culture establishment to be operated as SoulCycle within portions of an existing commercial building located, at the above address.

Land Use Committee 8-0-0-0

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

2. **Re-Cap of Upper West Side Urban Renewal Projects**

Page Cowley reported that two of the four initial applications for modifications at the street level are now under construction. The first of these is the Leader House (92nd - 93rd street on Columbus), with the Axton (95th - 96th Street on Amsterdam) also well underway. There were recent complaints from residents of the Leader House that the project was not being constructed as originally presented to the Community Board and that the offering plans did not reveal the extent of modification to the third level "common" area terrace. CB7 has undertaken a review of the project and has asked the developer to report any changes that were made after the project was presented to CB7 several years ago, which supported the second submission, not the first one submitted by the developer which was rejected. George Fontas, from Capalino & Partners was at the meeting and represented the Owner and reported that there were modifications, most notably a change in the materials now a limestone and cast stone rather than the terracotta. Other complaints relate to the number of parking spaces, access to below grade retail eliminating the amount of parking available to tenants, use and reduction in the terrace area allocated to tenants. There was mention of larger mechanical equipment and the entrance minitower and stair that also appeared to be larger than the drawings on file indicated.

Because these modifications to buildings within the former UWSURA are significant and much desired alterations to increase the retail level and the pedestrian experience, changes made without notification to CB7 would call into question how these projects should be initially reviewed and tracked. CB7 is arranging for a site visit before the next Land Use Meeting so conformance to the original design concept can be evaluated.

3. **10 Freedom Place, Riverside Center**



This project had come before the Land Use Committee about two years ago and there was discussion at that time about the segregation of the affordable housing component from the market-rate apartments. Both Gale Brewer's Office and Helen Rosenthal have been working to change the "poor door" policy, an initiative introduced during the Bloomberg Administration. The Housing Committee had already had their monthly meeting and has prepared a resolution to support revision to the zoning that permits two separate entrances and different levels of common area amenities.

This project will return to the Land Use Committee at the October Meeting for a formal response to meet the 45-day comment period for our response to the proposed modifications now in review at the Department of Housing Preservation & Development.

A sub-committee led by Richard Asche will draft the Land Use response and circulate our response for committee members to comment.

4. Riverside South. Recap of the Collegiate School Project

There was a brief report on the status of the project which has been tracked by CB7 and members of the land Use Committee, principally Richard Asche and Ethel Sheffer over the summer. The concerns are the blank walls at the pedestrian level, the grade changes and possible congestions with the drop off and waiting vehicles and school busses. This project is being revised and further updates will be provided.

5. Update on affordable housing forum and John Jay College housing intern

There have already been several public events where affordable housing has been presented, more as a political debate rather than a substantive discussion about what is appropriate for our community. While our district is not targeted for some of the 200,000 housing units to be built, we still believe there is an obligation to maintain those affordable units that presently exist. To that end, our forum does not seek to make a definitive statement but provide the facts and figures about the types, distribution and condition of existing affordable housing. Armed with this information, we can report what our community needs and if we are indeed underserved as we believe we are. The John Jay College intern will be working with our two committees (Housing & Land Use) to update relevant information about the types of housing, location, apartment /family size, as well as affordable housing partnerships that currently are in our area.

The forum has been pushed back a month to allow sufficient time for final selection from of a short list of speakers that has been in formation with our Co-Committee Housing. Additionally, the initial host location proved too costly so other venues are being considered. An update will be circulate to both committees respective meetings in October with the announcement to follow shortly thereafter.

Respectfully submitted by Page Cowley

Present: Richard Asche, Page Cowley, Sheldon J. Fine, DeNora Getachew, Brian Jenks, David Sasscer, Ethel Sheffer and Howard Yaruss. **CB7 Chair** Elizabeth Caputo. **Absent:** Jeannette Rausch, Peter Samton and Roberta Semer.