



COMMUNITY BOARD 7/MANHATTAN
Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Tuesday, December 2, 2014, at Fordham University, in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:35 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved**: 34-0-0-0.

Chair's Report: Elizabeth R. Caputo

- Thanks Fordham University for providing facility
- Streaming meeting live
- Inclusive Playground Taskforce: great first meeting; 12.17 next meeting
- Housing Committee: 12/9 on AirBnB pros and cons
- Transportation Committee: 12/ Lincoln Center bowtie issues; Stryker Park
- Preservation Committee: 12/ on
- BCI Committee: reporting on CB7 at meeting with Consumer Affairs Commissioner.

Community Session

Ed Garelick of Park West Village Tenants' Association:

- NYS Dept of Health Final Environmental Impact Statement ("FEIS") was NOT the go ahead to start construction of Jewish Home LifeCare facility on W 97 Street
- the stakeholders are considering legal action
- Education Committee Co-Chair: PS 163's PTA is very disappointed with the FEIS; the Education Committee may propose pertinent resolution

Joe Lamport of Commune: Commune has a digital platform to assist members of the public in learning of the topic, location and time of public meetings, and would like CB7 to participate in its pilot by sharing its calendar so Commune can post it on their pilot platform

Diana Howard, Manhattan Borough President's Office:

- There have been 2 stabbings in UWS at/near facilities providing beds for homeless persons; residents and electeds are very concerned; BP's office is involved in addressing these concerns; the question is how can we tackle problems with facilities for homeless persons
- Re Christian Science Church at 361 CPW (corner of 96th Street and CPW): BP would like the renovated building to retain as much of the stained glass windows as possible, particularly those portions which do not contain religious icons
- BP is hosting an event on 12/10/14 honoring local composters who won BP grants
- Each CB7 member should check CB 7's website to see if his/her term on CB7 is expiring in the spring of 2015; apply by 1/30/15 if his/her term is expiring



Reports by Legislators:

Helen Rosenthal – City Council Member, 6th District

- Discussed City Time scandal-induced review of the City’s procurement process, and announced a hearing with DOIT, the Department of Investigations and the Mayor’s office. Legislation will be reviewed that would strengthen the reporting process for “sub-sub” contractors.
- Discussed gender equity in the FDNY. Women are passing physical and written exams to enter the training academy, but once they are in the academy, there is a new test, which is not job related, that the C-M believes is designed to advantage men over women. The City has hired an organization to validate the tests, but there is concern that the company has a bias for the Fire Department that may affect its ability to validate the test. The C-M will be holding a hearing with Elizabeth Crowley.
- There is a reporting bill going through the city council now that would require Small Businesses Department to track how the City is helping and supporting worker co-ops—businesses owned by their employees, which have been shown to lift people out of poverty, especially in areas such as housekeeping, landscaping and caregiving. The City Council put 1.2 million dollars in this year’s budget to support 40 workers’ cooperative by the end of the year. Working with about 8 different organizations to facilitate the process.
- The C-M filed a question related to a trial closing of Central Park to cars. A hearing has not yet been set up on the issue. The DOT is looking closely at the bill and the C-M believes that they are stalling because they want to come in to the hearing with some successes.
- The C-M recently handed out bike information packets to people riding the wrong way on roads and bike lanes, tracking businesses who had delivery people who were violating appropriate biking rules.
- The C-M is a co-prime sponsor of the horse carriage ban, but has been focused on other issues. CB Member raised possibility that the horse carriage ban is stemming from the desire to turn the stables into luxury housing and provide a financial boon to the stable owners.
- The C-M addressed Board member’s concern that bike lanes are not being used.

Senator Brad Hoylman

- There will be a special session – a lame duck session – before January, 2015
- Legislators earn \$79,500 per year; officially it’s a part-time job. As a result, legislators have clients to whom the legislators have fiduciary duties; he has sponsored bill making State legislators’ positions full time jobs; he will defer asking for a raise for the State legislators until after their positions have been made full time posts



- He noted that when buildings for which applications for landmark status are pending are taken off the calendar for consideration by the Landmarks Commission, the buildings can be demolished
- He remarked that he is pleased with the Court of Appeals decision protecting rent stabilized tenants from consideration of their lease as an asset in bankruptcy proceedings

A-M Linda Rosenthal

- Landmarks Preservation Commission is decalendaring 100 buildings in 2 historic districts from consideration for landmarked status
 - A meeting is scheduled for 12/9/14 meeting; there will be no testimony; there will merely be a vote to decalendar the buildings notwithstanding years of work by staff and community boards on whether or not these building should be landmarked
 - How could these buildings have been worthy for consideration for landmarked status for all these years, and now have suddenly become so unworthy that they will just fall off the calendar, to be sold without review or restriction
 - There should have been public discussions prior to enactment of these changes
 - The Assembly Member has asked for postponement of the meeting and decalendaring
 - The Assembly Member is concerned that shortly after decalendaring, the Dept of Buildings will issue permits for demolition and work on these buildings
- The Assembly Member has drafted a bill to protect rent stabilized tenants in bankruptcy so their lease will not be considered an asset; in the interim attorneys with whom the Assembly Member was working initiated a lawsuit challenging this practice; an amicus brief was filed on behalf of the Assembly Member; as a result of the decision, rent stabilized tenants are now protected in this situation; her constituents can now file for bankruptcy without worry of impending homelessness
- The Assembly Member wrote a letter supporting CB7's resolution objecting to reduction of M104 bus service

Reports by Legislative Representatives:

Jackie Blank –Congressman Jerrold Nadler's office

- Congressman recommends passage of law enabling those injured by terrorists to pursue civil claims against terrorists
- Congressman supports President's recent Executive Order re undocumented persons living in the US
- Congressman supports Cross Harbor Tunnel; Environmental Impact Statement is the first step towards tunnel construction of tunnel from Manhattan to NJ; the tunnel would



reduce congestion and improve air quality by enabling more rail travel between Manhattan and NJ

- Congressman has heard nothing to suggest that there is imminent danger of government shutdown

Laura Atlas-Public Advocate Letitia James' office

- Comcast & TimeWarner are likely to merge
 - PA seeking concessions as condition for approval of merger
 - E.g., free wi-fi in NYCHA buildings, shelters, libraries, etc.
- PA has developed a plan to sustain middle class in NYC:
 - Reserve 10,000 units of Mayor's planned affordable housing units for middle class persons to buy
 - Create the position of Borough Pension Planner in each borough available to consult with all residents of that borough
- NYC Commission on Human Rights:
 - PA noted that
 - only 9% of complaints are typically found to have probable cause;
 - during the time period in question only 4 went to trial
 - it is unlikely that so few claims had merit
 - PA brought this situation to the Mayor's attention; the next day the Commissioner was terminated; since then new Commissioners have been appointed
- PA supports efforts to combat campus sexual assault
 - SUNY/CUNY will now have "yes means yes" policy

David Baily-Senator Adriano Espaillat's Office

- Senator conducting hearings on Columbia-Presbyterian Medical Center in which patients and advocates can indicate their issues with patient care at the medical center
- Senator is pleased with President's Executive Order re undocumented persons
- Senator is pleased that CUNY has a divestment initiative away from fossil fuels – Senator wants increased usage of more environmentally-friendly fuels
- Senator is pleased with 25 mph speed limit in Central Park

Justin Simmons-A-M Daniel O'Donnell's Office

- The Assembly Member supports better treatment for persons with mental health issues recently released from incarceration

Dan Campanelli-NYC Comptroller's Office

- Comptroller recently did an audit of DOE's computer equipment
 - More than 1800 computers were unaccounted for



- Found more than 400 laptops that had never been unpacked from the boxes in which they had been delivered
- The Dept of Buildings followed 8 of the 65 recommendations from the Comptroller's safety study
- The Comptroller has a Board Room Accountability Project
 - It is an initiative to give shareholders the right to vote on key Board issues

Sabine Franklin-City Council Member Mark Levine's Office

- Participatory budgeting: The Council Member's Budget Delegates will decide which ideas should be developed into concrete proposals for further consideration
- The Council Member has issued a statement on the NYS Dept of Health's Final Environmental Impact Study re Jewish Home LifeCare
- The Council Member's office has a housing attorney in the office on a biweekly basis to assist constituents with their housing concerns
- The Council Member has passed his first bill. It will triple the APS devices at crosswalks which will enable visually impaired persons at those cross walks to cross the street safely
- The Council Member has introduced a bill to address unequal enforcement of plain view offenses re possession of small amounts of marijuana

Carlmas Johnson-Civilian Complaint Review Board

- Asking CB7 Board members and audience to take a brochure explaining the CCRB's mission and procedures
- Asking citizens to file a complaint if they have an objection to an officer's conduct

Business Session

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

1. **150 Amsterdam Avenue, Flywheel** (West 66th – 67th Street.) Application #216-14-BZ to the Board of Standards and Appeals for a special permit pursuant to ZR § 73-36 of the Zoning Resolution for the legalization and continued operation of the Physical Culture Establishment located on portions of the first floor and cellar of the Premises.

The co-chair briefly introduced the resolution.

The resolution to approve was adopted: 33-0-0-0

2. **2465/ 2473 Broadway, d/b/a Equinox Fitness** (West 91st – 92nd Street.) Application #182+183-95-BZ to the Board and Standards Appeals by Equinox Fitness for the operation of a physical culture establishment in two existing adjacent commercial buildings.

The co-chair briefly introduced the resolution

The resolution to approve was adopted: 36-0-0-0

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



3. 361 Central Park West (West 96th – 97th Streets.) Application to the Landmarks Preservation Commission for adaptive re-use of the Church of Christ Scientist building from church to residential building, including exterior restoration, replacement of windows, and a rooftop addition.

After first application to Preservation Committee, developer incorporated Committee's recommendations and re-presented to Preservation Committee. After thoughtful discussion by developer and community members at 12/2/14 committee meeting, Committee approved application with qualifications (as specified in Committee's minutes). Developer working to address concerns of neighbors re too much noise emanating from building after it becomes residential. Committee finds that the developer has adopted a sensitive approach to intro of multiple levels behind very large windows.

Committee resolution to approve application: Committee: 5-0-1-1. Non-Committee Board Members 3-0-0-0

CB7 comments:

- Unusual to permit so many changes to landmarked building
 - Reply: So many religious institutions are financially unsustainable; therefore redevelopment is required to prevent demolition; BSA has to approve; question: Can this building be preserved?; prefer for religious institution to purchase and preserve; but didn't happen; this rendering will essentially preserve the exterior of this building; other such buildings have rotted without redevelopment; interior not landmarked; change in use will not deprive building of landmark status; any future changes will have to go through same review process; board of one adjoining building supports application
- What is the plan to replace stained glass windows?
 - Reply: Committee's understanding is that stained glass on perimeter of windows will be retained; but interior sections of stained glass windows will be replaced with clear glass (so building can meet standards for light and air); the stained glass that is removed from the exterior walls will re-used elsewhere in building or sold
- What is rooftop treatment going to be?
 - Reply: roof will be elevated almost 4' in a portion of the roof to enable additional apartments
- What is the depth of the walls?
 - Reply: several feet; masonry shell will not change (window openings will be cut into the walls; but the depth of the walls will not change)
- Is the value of the windows the incentive to remove them?
 - Committee: The developer attempted to get a museum or another religious institution to take the stained glass window



- Developer: tried to get the mother church in Boston to take the windows; the mother church refused to take the windows; researched the value – not worth much
- Is there anything being done which is not as of right?
 - Developer: residential use is as of right; no commercial use on the property after redevelopment; the developer is obtaining a waiver for side and rear yards because developer is maintaining the footprint of the existing building; to comply with side and rear yard regs, the developer would have had to tear down some of the building; landmarked status will not permit this; the developer has to modify windows to meet light and air requirements; there will be no tower built on this property; floor area is about ¼ of what is allowable; rooftop addition is not creating a problem
- What was the reason for window recommendation?
 - Committee: treatment through which windows create a continuous shadow line is more powerful than a series of windows
- How tall are apts on top floor?
 - The ceiling of the apts on top floor is 8 ft toward the exterior walls and 10 ft in the rest of the apt
- Can we ask that the stained glass windows be retained?
- How can we verify if there is a financial hardship?
 - Developer: They don't need that relief
- Will there be any low income housing included?
 - Developer: They have only about 20 units; it's expensive to restore the building; no one is subsidizing renovation; there is no provision for including low income housing in the building
- Committee might want to incorporate current law requiring affordable housing in every project
 - Reply: not relevant to compliance with landmark requirements
- Usually try to preserve primary façade (CPW façade); but here that is the façade with the most changes; recommending reducing changes to CPW façade as much as possible
- Asking applicant to keep CB7 informed of ongoing changes after applicant completes process with CB7 because this is only the first of many applications for transformation of religious institutions to residential use
 - Developer says ok

Community Comment:

Linda Edgerly, resident of 370 CPW, building just north of church: Board of building unable to get info about development for 8 months; developer gave info to CB7's Committee, not to Board of 370 CPW; she can't speak knowledgeably about application; she is very disappointed at inability to speak knowledgeably; disappointed in removal of stained glass windows



- Developer: we provided info to rep of 370 CPW

After deliberation, the resolution to approve was adopted: 33-3-4-2

4. 53 West 71st Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for window replacement.

The co-chair briefly introduced the resolution. She clarified that the proposal appears to be like a double-hung window, but that it was now.

The resolution to approve was adopted: 34-0-0-0

5. 159-161 West 85th Street (Amsterdam Avenue.) Application #16-3760/ 16-3761 to the Landmarks Preservation Commission to construct a rear yard addition and alter the entrance and areaway and to modify windows.

The co-chair briefly introduced the resolution. The proposal included cleaning up the front façade of the building and creating a canopy over the entrance. The Committee voted to approve with recommendations, which are reflected the Committee's minutes. The Committee also voted to disapprove a rear yard addition, which it believed, *inter alia*, was over scale for the building.

The resolutions to approve and disapprove were adopted: 32-0-2-0

6. 302 West 86th Street, Apt #4A (West End Avenue.) Application to the Landmarks Preservation Commission for installation of an AC through wall unit.

The co-chair briefly introduced the resolution. The building in question currently has some through wall AC units, but they are not aligned and a master plan is needed to standardize the AC system.

The resolution to approve was adopted: 34-0-0-0

7. 351 Riverside Drive, Schinasi Residence (West 107th Street) Application to the Landmarks Preservation Commission for changes in fenestration and doors, modification of the east terrace, modifications of the north stair bay and marble steps, creation of a mechanical pit at the north yard, creation of a copper dormer at the parapet on the north elevation and extensive exterior restoration work.

The proposed modifications would not affect the street facades, but rather affect the side courts that are still minimally visible from the street, one from 107th Street and another from Riverside Drive. The applicant proposes to make a two level terrace one level and push a bay-window projection down to the ground level to allow for the installation of an elevator. The Committee voted to approve.

CB7 Comments:

- A Board Member noted that individual landmarks should receive more heightened scrutiny than those buildings that are landmarked as part of a district.

The resolution to approve was adopted: 33-2-1-0

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

8. Riverside Drive in the 93rd to 97th Street area recommendations.



The co-chairs introduced the resolution, described their tour of the affected area and provided a high-level summary of the proposal. A Board member proposed a friendly amendment.

Community Comment:

- Aaron Biller:
 - Speaking on behalf of Neighborhood in the Nineties. Gave a series of proposals to the Transportation Committee and went out to tour the area. Believes that the suggestions in the resolution are very intelligent, and he supports them. Some of the areas are not yet high accident areas, but this is designed to prevent that.

The resolution was adopted: 32-0-0-0

9. Change in the 96th Street exit from Henry Hudson Parkway.

The co-chairs introduced the resolution, which is designed to address traffic issues related to the described exit. At the request of a Board Member, the resolution was tabled so that we may learn more about the impact the proposal may have on parks in the area.

10. Restoration of M104 bus service.

The Co-chairs introduced the resolution, which seeks to restore both east/westbound segments and to increase frequency of north/southbound segment.

Community Comment:

- Gretchen Berger:
 - Has lived on UWS since 1977; a lifeline for UWS residents; seniors and those with physical challenges can't disembark from M104 and wait for M42 (both of which have been rated poorly by Straphangers Assn); 42nd Street extremely busy street; we're paying increasingly higher fares; entitled to better bus service
- Alan Flacks:
 - Lives on UWS; after cutting e/w segment of M104, TA neglected to increase M42 bus service; so the M42 unduly crowded; supports resolution
 - Historically M42 had runs across 42 and up 8 Ave; and runs across 42 and up 6 Ave

The resolution was adopted: 30-0-0-0

11. NYPD increased enforcement of the laws prohibiting unnecessary honking.

The co-chairs briefly introduced the resolution.

Resolution was adopted: 30-1-0-0

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



12. 210 West 70th Street (Broadway-West End Avenue.) Application to the SLA for a two-year liquor license by Lincoln Square Steak, LLC d/b/a Lincoln Square Steak.

The co-chair introduced the resolution.

Community Comment:

- Carol Lubiano
 - Tenant in 210 W 70 Street, representing her building's Board: Problems from noise, loitering, loud music until 3 am; noise and vermin of series of tenants in the space; wants to wait for acoustical report

The Applicant did not provide proof of required prerequisites before the meeting.

The resolution to disapprove was adopted: 29-0-2-0

13. 924 Amsterdam Avenue (West 105th Street.) Application to the SLA for a two-year liquor license by Amsterdam Ranchito Corp., d/b/a To be Determined.

The Applicant did not provide proof of required prerequisites before the meeting.

The resolution to disapprove was approved: 29-0-1-0

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

- **320 Amsterdam Avenue** (West 75th Street.) Entity to be formed. Currently Citrus (Surtic Inc).
- **685 Amsterdam Avenue** (West 93rd Street.) Jin's 888 Corp, d/b/a Kouzan.
- **612 Amsterdam Avenue** (West 90th Street.) Saigon Café 89 Inc., d/b/a To be Determined.

The co-chair introduced the resolution and provided information related to the names of the restaurants.

The resolution to approve was adopted: 31-0-0-0

15. 240 Columbus Avenue (West 71st Street.) Alteration application to the SLA by Café Tallulah LLC, d/b/a Café Tallulah, to include live music and extend operating hours.

The co-chair introduced the resolution.

- Live music will be downstairs. There are very thick walls. Applicant provided a letter support from the 71st street block association. They have corrected this and have been in compliance. Have agreed to move the cigarette urn closer to their door.
- Board member requested information as to the remediation of the noise upstairs.
- Inquiry from the public as to whether the soundproofing tapestry was fireproof; they did not provide the Committee with this remediation.

The resolution to approve was approved: 34-1-1-0

16. Unenclosed Sidewalk Café Renewal Applications:

- **1900 Broadway** (West 65th Street.) Renewal application #1282969-DCA to the Department of Consumer Affairs by 64 West Restaurant, LLC, d/b/a Bar Boulud, for a four-year consent to operate an unenclosed sidewalk café with 38 tables and 76 seats.



- **434 Amsterdam Avenue** (West 81st Street.) Renewal application #1357136-DCA to the Department of Consumer Affairs by MHBK Associates, Inc., d/b/a The Tangled Vine, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.
- **476 Amsterdam Avenue** (West 83rd Street.) Renewal application #1218332-DCA to the Department of Consumer Affairs by Upper West Rest. Corp., d/b/a Fred's, for a four-year consent to operate an unenclosed sidewalk café with 22 tables and 44 seats.
- **520 Columbus** (West 85th Street.) Renewal application #1006183-DCA to the Department of Consumer Affairs by 520 Columbus Ave Ltd., d/b/a Nonna Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.
- **203 West 103rd Street** (Amsterdam Avenue.) Renewal application #1380748-DCA to the Department of Consumer Affairs by 201 West 103 Corp., d/b/a Buca, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.

The co-chair introduced the resolution.

- Have all appeared before the committee on a number of occasions. All renewals, all unenclosed.
- Board Member asked question regarding Good Enough To Eat's patrons blocking the sidewalk. They are going to have a staff member policing the line.

The resolution to approve was adopted: 29-0-0-0

The meeting was adjourned at 9:57 p.m.

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



**Preservation Committee Meeting Minutes & Resolution
Jay Adolf and Gabrielle Palitz, Co-Chairpersons
December 2, 2014**

Re: 361 Central Park West, First Church of Christ Scientist (West 96th – 97th Streets.) Application to the Landmarks Preservation Commission for adaptive re-use of the building for residential purposes, including exterior restoration, replacement of windows, and a rooftop addition.

Second (revised) presentation concerning an application for a certificate of appropriateness for the adaptive re-use of the building for residential purposes, including exterior restoration, replacement of windows, the addition of functioning residential windows, and a rooftop addition.

A previous version of the proposal for this building was presented to the committee on November 13, 2014.

The revised proposal will be presented to LPC on December 9, 2014.

Meisha Hunter Burkett disclosed that she is a member of the team presenting the project and is therefore recusing herself from consideration or vote on the project (as she did at the November 13th committee).

Presentation by Judith Saltzman

- revisions driven
- concerns addressed:
 - Ratio of solidity to void
 - Use of shadow boxes where floors meet lancet windows
 - Use of openings for new windows.

- Increasing solidity: void ratio by eliminating certain windows, including the windows proposed below the large lancet windows.
- Slit windows on the clerestory on the south side will remain slits rather than being expanded.
- Will make best efforts to re-install stained glass in other contexts.
- Looking at methods to eliminate the shadow boxes, which will reduce the number of units and the increase in the number of double-height spaces.

East and North elevation

- North elevation not meaningfully visible, but heard the committee's and public's deep concerns.

South elevation:

- windows under lancets eliminated;
- Slit windows above to remain slits.

West elevation:

- no significant changes

North elevation:

- new windows at the minimum base level;
- retaining rectangular windows below the north lancets



- introducing full-height "ribbons" of windows parallel to the lancets;

Floors meeting the monumental lancet windows.

Questions

Q: Re: stained glass windows, borders on the edge will remain, but design medallion and oval with religious iconography still planned to be removed

A: yes

- The decision as to whether to retain the non-religious portions of the stained glass seems more an aesthetic determination (with which one could disagree).

A: retaining any of the stained glass in the monumental lancets would limit the light transparency more than would be appropriate (agrees is somewhat subjective).

Q: did the team consider the possibility of having a light well behind the stained glass that could leave the stained glass in place?

A: problem is the connection between the apartment window and the operation of the monumental window

Q: North elevation -- new ribbons

A: partially spandrel glass, partially transparent.

- Intent to keep simple - minimal muntins and mullions -- more like the glass in more modern structures.
- Aggregated the pock-mark effect windows.
- intent was to

Q: Re: East facade

- Still introducing a series of small windows -- not in the spirit of the original church. Concern re dirt that comes down from the upper windows -

Q: South - west corner

- removing the windows under the stone sills on the south facade (below monumental lancets)

A: still concerned about the extent of the variance requested at BSA.

Q: small square windows on the East facade -- proposed windows are too small to satisfy light and air anyway - why necessary?

A: trying to minimize the requested variances at BSA.

Public Comment:

Charles Shafran - 7 West 96 Street

Q: re-raising the concerns re the type of A/C system proposed for the roof.

A: spoke to the mechanical engineer - prepared a statement:

- 2 x 145-ton chillers, custom designed
- sound-attenuating enclosure and materials
- sound-attenuating louvers on the sides

Q: concern re noise attenuation only on the sides - does not address the sound escaping above the units.

A: Howard Zipser - counsel to applicant - happy to put Mr. Shafran in touch with the engineer to accommodate. Happy to work together.

Alastair Standing - 22 West 96



President of the Board at 22 West 96

- standard is that they must be appropriate to the original design
- new windows are clearly inappropriate
- Alternative would be to introduce a central courtyard leaving the exterior as is and satisfying the light and air requirements internally.

Jean Isaacson - 220 West 71st Street

- open-air court internal could bring a beautiful aesthetic
- Place the courtyard on the north side instead of in the middle, could leave the stained glass intact.
- quality of air and light minimal even with new punched windows - no
- Neighbors to the north could have an improved experience over elimination of lancets and creating new ribbon windows.
- Might require duplex 2 BRs instead of 1 BRs, which could save garden area as green, and save the corners.
- May have implications for program, but a positive trade-off for occupants and neighbors alike.

David Roston - 372 CPW

- impressed by Jean Isaacson's ideas and proposals - radically different and highly creative that could satisfy disparate needs for the various constituencies
- Written version of Jean's proposal plus sketches provided to the committee.
- Need time for collaborative, creative process to coalesce.

Tyler Donaldson - 12 West 96

(Directly across West 96 from the church)

- Recommending the committee approve the revised design.
- board and shareholders
- Some hesitation - all wish it could remain a home to a congregation.
- Wishful thinking will not address the serious need for maintenance and restoration.
- Positive collaborative liaison between the project team and the board responded respectfully to concerns.
- concern that landmark designation is a sentence of death by neglect (e.g. West Park, Sts Paul and Andrew)

Susan Simon - 370 CPW (member of the board)

- 370 CPW has also recently undergone a restoration.
- Lives in the portion of 370 that faces the stained glass windows on the north facade
- Landmark should have protected that fabric.
- Feels like collateral damage - will now face Lincoln Center-like wall of windows rather than the stained glass.
- Only 15' between back yard will create light and air issues.
- Showing photos of existing condition - hard to photograph.

Antonia Rosero - 370 CPW

- Cultural heritage places responsibility of preservation on the current generation.
- Building is quite beautiful, designed by one of the most accomplished architects (Carrere & Hastings).



- Building took 14 years to construct; building is a composition that should not be taken apart; stained glass is a part of that composition.
- Composition must be appreciated from within - stained glass in the context of the dark void of the interior.

Luis Salazar - 370 CPW

- Appreciate the changes made, which are positive over all.
- Concerns are not architectural, but impact on its neighbors.
- Proximity of the north facade to 370 is an issue of privacy and light/air.
- Mechanical equipment noise is another concern, and efforts to analyze are incomplete.
- Believes the ideas advanced re open courtyard next to the stained glass have merit and should be explored.

Committee comments:

- Appreciates Jean's courtyard proposal, but unlikely to be
- Big improvement from first proposal, but not quite there yet.
- Still too many solids above the voids
- Probably should approve but wishes it were more artful.
- Improvement, but not quite there.
- East facade still has lots of holes, still very obvious. Look for ways to eliminate/minimize.
- Must be a way to do that.
- appreciates the effort to listen to the committee
- intrigued by the ribbon windows on the north facade, creating a frame for the historic fabric
- concern about the doors
- Improvement, but not there.
- improvement
- What is missing now is artful development.
- Ribbon windows make a lot of sense in differentiating new from old.
- Windows at the bottom now seem out of character. Should include in the BSA application since have to ask anyway.
- might be preferable to have a single strip on the east facade instead of the multiple punched
- reasonably appropriate
- Dilemma - committee supports the concept of an adaptive re-use – this residential proposal may be the only viable option available.
- Restoration plan is commendable.
- north side windows are a vast improvement and appropriate
- north side ribbon is a design concept that should be transferred to the east facade;
- Should still find ways to preserve the stained glass on the north and south facades. Could use solid colors or mirrors in lieu of oval iconography. Still feels strongly that the windows are a part of the character that should be saved.
- Appreciates the responsiveness of the applicant AND the public -- very positive, intelligent and responsive.

Resolution to approve with the following STRONG recommendations:

- That the design of the north facade in general be more artfully developed.
- That the sizing, proportion and design of the new and enlarged windows in the base be more carefully considered with respect to the solid-void ratio.



- That the details of the north facade ribbon windows be further developed.
- That a similar vertical ribbon effect be used instead of punched windows on the east façade.
- that the applicant retain in place as much of the stained glass on the north and south facades as possible, and incorporate the stained glass in the east facade elsewhere in the building, if it can't be retained in place.
- that the introduction of new windows under the existing stone sills of the monumental arched windows on the north façade, and under the sills of the existing and new large rectangular windows at the corners of the east, south and west facades be reconsidered.

After deliberation, the proposed resolution was adopted.

VOTE: *Committee: 5-0-1-1; non-committee 3-0-0-0.*

Present: Jay Adolf, Gabrielle Palitz, Mark Diller, Miki Fiegel, Meisha Hunter Burkett, Lee Ping Kwan and Peter Samton.



Housing Committee Meeting Minutes
Nick Prigo, Chairperson
December 8, 2014

Agenda: Discussion of Illegal Hotels, AirBnB and Affordable Housing

- Presentation from the Share Better Alliance – Austin Shafran, Marti Weithman, Sarah Desmond
- Committee and Audience Comments:
 - R. Espier - Expressed support for the concept of AirBnB and learning more about how it impacts co-op board governance
 - A. Isaac - Concerns with legal and safety issues
 - G. Johnson - Echoed the safety concerns
 - P. Spain - Concerned with the impact on the hotel industry, safety, and impact on local SB
 - Elizabeth Kellner - Urges a focus first on the large aggregators who have a disproportionate impact
 - Andrew Frank - Ebay/YouTube respond well to take-down notices when copyright owners request it - Will AirBnB respond similarly when Co-op/condo boards report rules violations in their buildings
- Next Steps:

AirBnB will attend January meeting to continue the discussion

Present: Nick Prigo, Audrey Isaacs, Genora Johnson, Jeannette Rausch, Madelyn Innocent, Matt Holtzman, Robert Espier, Polly Spain. **Absent:** Benjamin Howard-Cooper, Lillian Moore.

○



**Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairpersons
December 9, 2014**

Meeting called to order at 7:10 pm

Item 1: Presentation by DOT of preliminary proposal to improve safety in Lincoln Square/bowtie area.

Rich Carmona of the NYC Department of Transportation presented proposed changes to increase pedestrian, bicyclist and motorist safety in the Lincoln Square project area, from W. 67th Street south to West 62nd Street. Details of the proposal, which grew out of a June 2014 community workshop and can be [found here](#), include more and shorter crosswalks, additions to the Broadway mall tips and other increased pedestrian space, reductions in pedestrian/vehicle conflicts, improved pedestrian signal timing, clarified street markings, and an effort to connect the Columbus Avenue physically protected bike lane that currently ends at W. 69th Street with the Ninth Avenue physically protected bike lane that begins ten blocks south.

Mr. Carmona, who was assisted by his DOT colleagues Nina Haiman and Sean Quinn, characterized the proposal as preliminary and said that the purpose of the presentation was to receive community feedback. The DOT officials said they would return in early 2015 (most likely at the committee's January meeting) with a final proposal that could be put to a vote.

Following a lengthy presentation of all the proposal's moving parts, Mr. Carmona took questions and comments from the committee and from the more than 60 members of the community in attendance. What follows is a summary of the questions, comments and the responses. The DOT respondent is Mr. Carmona unless otherwise indicated. Also, all questions/comments/responses are paraphrases unless placed in quotation marks. A video recording of the meeting can be found at: <http://bit.ly/Dec14CB7Trans>

Q. A leading pedestrian interval (LPI) is not acceptable at the crossing at 65th Street on the east side of Columbus. What is needed are red and green arrows for traffic.

A. [Carmona explains concept of LPI] DOT doesn't yet have permission for the LPI, pending approval of the left-turn lane, etc., on Columbus between 66th and 65th streets. But when approved there will be a red arrow preventing left turns for the duration of LPI.

Q. Concern about traffic implications of narrowing northbound Broadway between 65th and 66th from four to three lanes.

A. Proposal is to take away what is a parking lane two days a week for farmers' market trucks. Not a big deal, Carmona says.

Q. Why is the protected bicycle lane restricted to two blocks north and two blocks south of the bowtie?

A. There are so many signal phases in the bowtie that DOT doesn't have a lot of time for each signal phase. So more space for vehicle storage is needed on the block of Columbus between 66th and 65th.

Q. [follow up] But why no protected lane south of the bowtie?



A. It's important to maintain truck loading between 64th and 62nd. If we can clear vehicles out of this area it helps the pedestrian experience. But we could always think about extending [the protected bike lane].

Q. What's the legal and environmental process for all these changes? Does this require a mapping action?

A. Doesn't require a mapping action. Mr. Quinn: we're doing a full traffic analysis of this. A letter will be filed with the state either stating that there are no impacts or if there are impacts these will be addressed in the plan. It will be a fully reviewed and vetted traffic study. We're not proposing to close any streets. We're restricting movements. And, except for the 64th St. extension, everything can fairly easily be undone.

Q. Why not fix the obvious problems we have today, such as the drains that get blocked?

A. Storm drains being clogged is a DEP capital project. Mr. Quinn: when we open the median tips up, DOT and DEP will be able to make minor modifications. But there are no drains over the subway currently. We will do what we can but we don't think this problem will be solved without a big capital project.

Q. Why couldn't problems like the crossing at 65th Street have been corrected months ago?

A. Mr. Quinn: we want to make sure that the left-turn lane and the three-phase signal at 66th are fully in place to allow for timing changes that will happen at 65th. That's something we can look at doing sooner than later [he also mentions the left-turn restriction from Columbus onto Broadway as another thing change that could be addressed quickly].

Q. How much space will there be for buses to stop at the proposed new stop on Columbus at 66th Street?

A. The MTA asks for 90-95 feet for two lines.

Q. The shared bike/motor vehicle lane between 67th and 66th is like a one-block-long mixing zone. Am I right in assuming there is going to be signage telling drivers if you want to do this, go here?

A. Correct.

Q. Can you assure us [visually impaired individuals] that there will be audible pedestrian signals (APSS) at all the crosswalks and also whether there will be detectable warning strips wherever there is a division between the sidewalk and vehicle area?

A. Yes, there will be warning strips. Ms. Haiman: we met with the Lighthouse Guild and they prioritized certain APS locations, 66th for example, but we can look at 65th as well. It wasn't in our queue but I can add it in.

Q. [follow up] And an LPI is a very important place for an APS.

A. Mr. Quinn: Yes, it's a good point.

Q. More sidewalk space is needed for pedestrians on the east side of Broadway between 63rd and 65th



streets due to the outdoor cafes.

A. Not much DOT can do about that.

Discussion turns to the problem of ponding. Q. The DOT passes to DEP, DEP says it's not our problem. What do you do? Council Member Rosenthal, present at meeting, says she would look into it.

Mr. Quinn: It's a pavement crowning issue. I really believe that the solution is a drainage one.

Q. How would anyone know there are crosswalks when there is snow cover?

A. The flexible plastic delineators in the painted sidewalk areas will be visible.

Q. How to deal with snow in the new crosswalks, tip add-ons?

A. DOT is still working out the logistics of how the corners will get clear. We're still working with local buildings to find an interested party to help us maintain those spaces. Areas are not large enough for sanitation. We think we can find someone to help us take care of them.

Q. How will the eastern-most lane of Columbus adjacent to Dante Park be used?

A. It's a question of whether it should be clear of parked vehicles when events at Lincoln Center are letting out. Creating a designated space for pickups and drop-offs may help keep things moving. But at this point it is unclear to us now what the regulations should be and at what times we should have those regulations.

Q. What happens in the western lane of Columbus between 66th and 65th?

A. When no farmers' market trucks are parked there, there could be curbside parking to replace parking lost to the dedicated left-turn lane on the east side of the street.

Q. Are there any ways to reduce traffic coming into the area, such as traffic traveling east-west on 66th? Second Q. If you are banning left turns from Columbus onto Broadway, cars on 66th heading for Broadway may end up doing a long turn from 66th onto Broadway. Is that safe?

A. Not a whole lot we can do about the volume of traffic coming in via 66th; it's a natural connection from the transverse heading west. Answer to second question: in terms of origin-destination, we've found that most of the vehicles making a left on Columbus at 66th continue on Columbus.

[follow up comment] The Jewish Guild is on 65th so anything in that area should also get APSs as well.

Q. Wasn't the plan after completion of the water tunnel construction to continue the protected lane south of 65th? Has that changed? There is no truck loading by Damrosch Park. Also, the two schools, La Guardia and Marin Luther King, dismiss between 7,000 and 8,000 children a day. Was that fact considered in the studies?

A. DOT took recommendations from their school safety team and from earlier DOT/community reports and indirectly we addressed specific schools.



Ms. Haiman: I don't believe we ever said we'd do a protected bike lane between 65th and 62nd, just that we'd come back and talk to the community about what we would do.

Q. Jaffe Drive is underused. It hasn't lived up to expectations because people are still allowed to drop off in front of Lincoln Center [on Columbus].

A. We don't want black cars and taxis sitting in moving lanes in front of Lincoln Center because it creates a bottleneck. So our intention is to use curb space more efficiently [compared to parking] and move those vehicles to the curb where

Peter Flamm, representative of Lincoln Center: Lincoln Center has always been supportive of traffic initiatives and safety initiatives. . . [comments on Jaffe Drive]: There are a couple of things that prohibit it from being utilized by all traffic. One, it's not high enough for wheelchair accessible drop-off so Access-a-Ride has to drop off on Columbus Avenue to reach ramps. Also, the entrance to Jaffe is only accessible by traffic on 65th and going downtown on Broadway, not Columbus Avenue traffic.

Mr. Flamm expresses support for much of the proposal, but we would like to understand the concerns about potential congestion on Columbus Avenue [because of the restricted Broadway turn putting all traffic on Columbus]. . . [and] losing about 10 feet of width on Columbus Avenue will put more demand on Columbus Avenue. We find that the more compression there is on Columbus Avenue the more backup there is into the three-phase signal at the bowtie.

Q. [Andrew Albert]: What do you see causing the compression?

Mr. Flamm: Multiple components affect the compression. Mentions downtown traffic on Columbus, maintaining the curbside lane next to Dante Park and floating a bike lane outside of it bet 65th and 63rd would add another roughly 10 feet of compression. And there are also additional crosswalks in multiple directions that provide some limitations on where vehicles can stay to cross through the intersection effectively . . . we look at the area closely because it's our front door and we're always concerned about the safety of the walking public, vehicles and alternative transportation, bikes, and we've just noticed the correlation between compression in this area and pedestrians being in a little more conflict with cars.

Q. [Andrew Albert]: Does Lincoln Center promote the use of mass transit to and from Lincoln Center?

Mr. Flamm: Absolutely. Lincoln Center promotes the use of transit, we promote the use of bikes to ride, we encourage employees to bike to Lincoln Center. There are more bike locking places around, there are more places to lock bikes in the concourse system and in the perimeter sidewalk. The focus of our attention is ensuring that any changes take into consideration all parties, all the bicyclists, that they remain safe, pedestrians crossing the street. We're a high density traffic area . . . within an hour-long period we could have 15,000 people crossing these areas to get into shows. . . so we're always interested in ensuring that these measures are working with these conditions.

Q. Is it possible to plant trees in the new median area at 64th?

A. No. Need access for emergency vehicles.

Q. [comment] The sign for Jaffe Drive is very small and doesn't say "drop off site for Lincoln Center."

Q. The plan looks good for pedestrians, less so for cyclists. Request to explain block by block why we



can't have protected bike lanes between 67th and 62nd.

A. Between 67th and 66th, this is the chance for cyclists to get on the other side of left-turning vehicles. We don't want cyclists on the left side of a left turn. So this whole block is better described as a merging zone, which allows more time to navigate those conflicts. Markings on road will guide them.

Q. You couldn't have a protected lane that guides them?

A. No, but what we're missing here is that south of 66th there is a bike path with no turning vehicles. It then moves to the heart of the bowtie, and with the restricted left turn you won't have to worry about vehicles turning into you.

Q. This assumes total compliance with restriction, right?

A. South of the bowtie, traffic engineers have tried for years to design this section of Columbus to minimize spillback into the knot. So these two blocks are purposely kept real wide, in terms of wider moving lanes, trying to keep vehicles from queuing back into the knot.

Q. Did you consider a curb extension to slow left-turning traffic at 65th?

A. No way to do it geometrically without having vehicles track over the space. We won't put in anything where we know some vehicles will track over it, so in this case it's not feasible.

Q. Any car going south on Central Park West is inevitably pushed into the bowtie. Is there any way to rectify that? Allowing cars to continue so on CPW would take a lot of pressure off that area. [No answer]

Q. With the shared bike lane, is there a possibility of slightly raising the pavement so cars can go through it but they know it's a bike lane, the way they do it on highways to alert drivers they're veering into another lane? Putting in little bumps, something very modest. They would be on the other side of the bike lane so only the cars would feel them.

A. [community member] It's a snowplow issue. Mr. Quinn: But we do grind rumble strips so we could think about that.

Q. [comment]: In the mixing lane you need something visually important that something has changed there, like make it red. It should be an alert.

Q. Why not allow pedestrians to cross 65th during the entire 30-second signal phase when it is safe to do so rather than cross when there are potential conflicts?

A. It's a pedestrian compliance issue. When pedestrians see traffic stop, at every other intersection in the city they can start walking. If we restrict that, and make them wait until all of Columbus has finished, then they will get confused and walk anyway.

Q. What's the scope of the work, the timeframe, how will the work impact surrounding schools, and what is going to be done in the interim to make sure that everyone is safe in this area?

A. Ms. Haiman: With approvals from the community board we can do it as early as the spring. Not a whole lot we can do in the interim because each part depends on the other part. Can ask the PD for



increased enforcement in the area.

Q. [Council Member Rosenthal] Can you reach out to PD to put up one of those mobile signs, a hit-and-run occurred here, call this number with information?

A. Ms. Haiman: We haven't asked for that and we could.

Q. Why not split the phase at 65th between southbound cyclists and left-turning cars, as is done elsewhere?

A. There is not enough time left in the signal to really do anything here. [He compares to Allen and Pike streets.] In that case there's a full phase for cyclists. Here we don't have that much time to pull out of the signal. We often have mixing zones in these situations. Here, the mixing zone occurs one block north and there are not a lot of conflicts, cyclists don't have to contend with turning vehicles. Getting a lot of benefits of separation without having to put in islands, physical separations.

Q. [follow up]: If there is going to be a mixing zone, is it possible to make sure the cars turn to the left lane doesn't occur at the last minute but earlier?

A. We use street markings to try to encourage vehicles to merge early but that's kind of a behavior thing.

Q. [follow up]: Perhaps flexible bollards to prevent late merging? [Another community member:] Such as are used near the Queensboro Bridge on Third Avenue?

Mr. Quinn: That's a good idea. Probably a portion of that could have a "Don't Cross Here" area. We can look at that.

Q. How early will northbound Broadway traffic be alerted that 64th is the last possible right turn to get to the transverse? Also, what is the impact on CPW of this zigzag motion?

A. The catchment for the turn is local traffic, a few blocks of Broadway, because those heading to the transverse from Columbus Circle will continue on CPW.

Q. Now you can't hail a cab to the East Side and expect to go right on 65th.

Mr. Quinn: We want to talk to Lincoln Center about making the south curb of 65th (west of Columbus) where you come out and catch a cab. [Brief discussion of how possible this is given truck access needs.]

Q. [comment]: As a cyclist traveling south on Columbus, I'm in a protected lane and then I'm in nothing. There is the expectation of safety in a protected lane, then I blink and then I'm in a shared lane. . . it feels like I'm being set up every other block for a perfect storm. I'm going to leave here tonight still feeling that I'm not going to be safe riding in this area.

A. [response later in discussion from committee member]: I think the additional painted crosswalks will help [the cyclist experience] a lot.

Q. Most people don't know about Jaffe Drive. It's only been functioning for the past six months. Should you do education so more will use it?



A. We would not ever want southbound Columbus traffic to make that right to get to Jaffe Drive.

Q. After all these changes, how much more time will it take a car to go from one end of the bowtie to the other given the compression of the streets?

A. Columbus Avenue will continue to get what it has now: three through travel lanes and a 30-second signal. Our models take into account the left-turn ban onto Broadway. Also, there will be redistributions at other intersections. It will take a few days for drivers to get used to the changes. Bottom line: the time to go through the bowtie will be about the same.

Mr. Quinn: There will be three lanes all the way with a fourth lane in front of Lincoln Center to deal with the turbulence after events.

Q. [comment]: It's a win because the crosswalks will be safer for pedestrians.

Q. Where the sidewalk is being expanded, currently you plan to have flexible bollards. What about bollards that will protect people there, such as metal ones?

A. Mr. Quinn: In a lot of situations we use planters or granite blocks, but don't have someone to maintain such spaces here. We don't put metal bollards into asphalt.

Q. [follow up]: How come?

A. Mr. Quinn: That's a good question. Doesn't know.

Q. What about planters?

A. Mr. Quinn: It's something we're continuing to try to figure out.

Monica Blum of the Lincoln Square BID: We're not in a position to take on any more planters.

Mr. Quinn: We have to consider subway routes. Flexible bollards might be our only option.

Q. Ms. Blum: We've been advocating for safety improvements for 19 years and we've commented on every . . . we've also tried to deal with the ponding. They cannot put new catch basins in the medians. Our cleaners do their best. With eight new crosswalks, are there existing catch basins or are you creating new ponding problems? To create all these new crosswalks without looking at what's going to happen with ponding just doesn't make sense. We were told that permeable pavers can't be used. We have to come up with a solution before we add new crosswalks.

Mr. Quinn: We know it will get better [through their efforts] but we don't want to overpromise.

Ms. Blum: What about bioswales?

Ms. Haiman: That's a Parks Dept./DEP thing and they have a list of priority areas for them and these aren't on that list.

Q. Why are you banning the left turn onto 64th when you're already moving some of the traffic away from Broadway?



A. Most of the cars turning are coming down on Broadway.

Andrew Albert: But anything coming from the north destined for that block is going to have to do quite a re-route.

Ms. Blum: There are no accidents there. Why are you doing it? Putting commercial traffic unnecessarily onto side streets.

A. The reason to ban the left turn: it's a short block and can easily get spillback into the bowtie. We don't want vehicles storing in this small block.

Q. Will you be putting up best route signage?

A. Yes, although we don't normally trail blaze to specific destinations. It's more like a best route system.

Q. (Ken Stewart) Making a strong plea for non-round bollards. It's very important for a blind person to know which way the border is going and it's difficult if round. Please, nothing round to mark edges of pedestrian areas.

Mr. Quinn: we don't have a square-bottom bollard but maybe that's something we can pursue having in stock.

Q. [comment]: You should promote cycling and give us protected lanes.

Q. [comment]: 64th will still be able to be accessed by a right turn from northbound Broadway. The block is not being closed.

Ms. Blum [comment]: Strongly objects to moving the Columbus Avenue bus stop one block north to 66th. Currently there is seating for the elderly and lots of space for those with wheelchairs. Moving one block north, it's a narrower sidewalk and busy, with an entrance to Century 21 and a residential building. No amenities like tables and chairs. Also object to putting the M20 drop off only on 66th. Please reconsider.

New Business:

Q. What is the status of CB7's request for a study of a complete street and other possibilities on Amsterdam Avenue?

Ms. Haiman: I don't know; we will have to get back to you.

Brief discussion of changing the speed limit on Riverside Drive from 30 to the new citywide limit of 25. Ms. Haiman says that a letter from the board in support of this would be fine.

Meeting adjourned at 9:40 pm

Present: Andrew Albert, Dan Zweig, Linda Alexander, Isaac Booker, Ken Coughlin, Ping Kwan, Lillian Moore, Richard Robbins, Su Robotti, Howard Yaruss,. **Non-Committee Board Members:** Elizabeth Caputo, Mark Diller, Meisha Hunter, Jeanette Rausch, Madge Rosenberg, Mel Wymore. **Absent:** Marc Glazer, Anne Raphael, Roberta Semer.



**Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
December 10, 2014 7:00 PM**

Applications to the SLA for two-year liquor licenses:

1. **210 West 70th Street** (Broadway) Lincoln Square Steak, LLC d/b/a Lincoln Square Steak. Represented by Michael Ferrari, atty. Neighbors Mrs. Rubin and Ms. Barrows spoke to issues on the sound. Presentation by sound engineers of work being done to ameliorate the sound issues.

COMMITTEE VOTES TO APPROVE 9-0-0-0

2. **53 West 106th Street** (Manhattan Avenue) AG Culinary, INC, d/b/a Gastronomica Culinaria. Presented by Vincent Pizzamin, owner. Hours 5:00 PM – 10:00 PM Monday- Thursday, Till 11:00 PM on Friday and Saturday.

COMMITTEE VOTES TO APPROVE 9-0-0-0

Unenclosed Sidewalk Café Renewal Applications:

3. **1 Lincoln Plaza** (West 64th Street.) Renewal application # 1137714-DCA to the Department of Consumer Affairs by Fiorello’s Roman Café, Inc., d/b/a Café Fiorello, for a four-year consent to operate an unenclosed sidewalk café with 32 tables and 64 seats.

COMMITTEE VOTES TO APPROVE 9-0-0-0

4. **412 Amsterdam Avenue** (West 80th Street.) Renewal application #1158198-DCA to the Department of Consumer Affairs by 412 Amsterdam Corp., d/b/a Bettola, for a four-year consent to operate an unenclosed sidewalk café with 13 tables and 26 seats.

COMMITTEE VOTES TO APPROVE 9-0-0-0

5. **413 Amsterdam Avenue** (West 80th Street.) Renewal application #1396587-DCA to the Department of Consumer Affairs by Flagship S.B. Amsterdam NY, LLC, d/b/a Saravana Bhavan, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats.

COMMITTEE VOTES TO APPROVE 9-0-0-0

6. **509 Amsterdam Avenue** (West 84th – 85th Streets.) Renewal application # 1416762-DCA to the Department of Consumer Affairs by New York Beer Co, LLC, d/b/a Jacob’s Pickles, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

COMMITTEE VOTES TO APPROVE 9-0-0-0

7. **951 Amsterdam Avenue** (West 107th Street.) Renewal application #1277938-DCA to the Department of Consumer Affairs by Ram Eats, LLC, d/b/a Blockheads, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

COMMITTEE VOTES TO APPROVE 9-0-0-0

8. **Multi-block street fairs.** Public hearing on applications to the Street Activity Permit Office for multi-block street fairs in 2015.

DATE	SPONSOR NAME	LOCATION	PRODUCER
04/26/15	Veritas, Inc.	Bway, 96-102 E 9-0-0-0	Mort & Ray
		<i>E = east side; W = west side</i>	



04/26/15	Duke Ellington Blvd. Neighborhood Association	Bway, 102-106 E	9-0-0-0	Mort & Ray
05/03/15	Broadway Mall Center	Bway, 86-93 E	9-0-0-0	Mort & Ray
05/10/15	Lincoln Square Neighborhood Center	Col, 66- 72	9-0-0-0	Clearview Festival
05/17/15	West Manhattan Chamber of Commerce	Amst, 77-89	9-0-0-0	WMCC
05/24/15	Coalition for a Livable West Side	Bway, 72-82 W	9-0-0-0	Mort & Ray
05/24/15	Safe Haven West Side Basketball League	Bway, 82-86 W	9-0-0-0	Mort & Ray
05/31/15	Project Open at Lincoln Center Towers	Bway, 65-72 W	9-0-0-0	Mort & Ray
06/07/15	West Side Federation of Neighborhood & Block Assoc.	Bway, 73-82 E	9-0-0-0	Mort & Ray
06/07/15	The Broadway Mall Association	Bway, 82-86 E	9-0-0-0	Mort & Ray
07/18/15	Valley Restoration, LDC	Amst, 96-106	* 9-0-0-0 *	Mardi Gras Festival
07/26/15	Committee for Environmentally Sound Development	Bway, 60-65E	9-0-0-0	Clearview Festival
08/16/15	Goddard Riverside	Amst, 79-86	9-0-0-0	Clearview Festival
09/20/15	West Manhattan Chamber of Commerce	Col, 68-86	9-0-0-0	WMCC
10/04/15	Bloomingdale Area Coalition	Bway, 96-103 W	9-0-0-0	Mort & Ray
10/18/15	NAACP Mid-Manhattan Branch	Bway, 86 - 90 W	9-0-0-0	Mort & Ray
10/18/15	Symphony Space	Bway, 90 - 96 W	9-0-0-0	Mort & Ray

NOTES:

Valley Restoration LDC owes Street Permit, Expense report and Canceled check.

**Other events; Amsterdam Family days, 106 – 110 September 20th – 27th
Columbus Ave. 106 – 110 June 14th – 21st**



CB7 Parks and Environment Committee Meeting Minutes

**Klari Neuwelt, Chairperson
December 15, 2014**

Chair Klari Neuwelt called the meeting to order at 7:05.

Item 1: Bennerson Playgroud Preliminary Design

Presented by Tristan Porto, RLA, DPR Capital, and Steve Simon, DPR

Scoping Meeting December 2013: issues included more efficient space utilization, add seating, restore basketball courts, address flooding, add adult fitness equipment, add more plants and flowers

Master Plan Phase I (\$1.5 Million), Phase II (\$1.3 Million) total \$2.8 Million

Master Plan Phase I: scope to include improved entrances, permeable pavers, basketball plaza, ADA accessible ramps, steel bleachers, scorers table and score board, upgrade basketball courts, add swings, upgrade utilities, provide adult fitness, increase stormwater capture capacity, expand planted areas, improved sports lighting, new security lighting, safety surfacing under play equipment

Master Plan Phase II: play equipment, new fencing, spray shower, picnic tables, new benches

Committee Questions:

DPR outreach to user groups: residents to Amsterdam House, Positive Influences Group, Manhattan Borough president

Schedule: Schematic Design Presentation to CB 7 December 2014; Preliminary Design Approval anticipated from Public Design Commission (PDC) January 2015; Construction Documents anticipated completion June 2015; Final Approval anticipated from PDC Summer 2015; Bid Documents and Procurement, Phase I Construction anticipated to start early 2016 - early 2017 (completion)

Hours: 7am-dusk

Basketball backboard: upgrade to polycarbonate

Underground irrigation: no, site has access to ground hydrants w/ manual watering

Court Lighting: manual operation

Games: end 9pm unless need for overtime; close 10pm; summer season (8 weeks)

Solar power for scoreboard: not possible due to shady site

Community Questions:

Patricia Ryan, Tenants Association President, Amsterdam Extension

Number of benches: 280 linear feet; 24 benches plus picnic tables

Bathrooms: not possible at this site



Ira Gershenhorn, community member

DPR to provide ability to track construction on DPR website -- capital tracker function with monthly updates

Planting: add protective grates/chains with fence posts

Bob Wyman, community member

Budget constraints and phased construction may result in higher costs

Phased construction will cost 6% of budget (approx. \$80,000)

Andrew Black, Positive Influences Group (organized basketball program at Bennerson)

Coordination with community, local schools during construction: DPR to coordinate

Patricia Ryan

Protection for new plantings

Continued Committee discussion:

Klari Neuwelt

Concern about orange spheres being specially fabricated, not standard DPR item -- how to replace in case of breakage or theft?

DPR response: DPR has used this material elsewhere; use at this site to be protected; cast acrylic very durable

Resolution to Approve: 6-0-0-0

Item 2: Playground 89 Update

Presenter: Steve Simon, DPR

CB7 Full Board approved benches; CB7 Committee had not approved benches

PDC approved revised bench design (not as curvy as presented to CB7); contractor bids due 1/22/15

Item 3: State Legislature Bill A5355 for 2013-2014/S3076, Siting of Utility Substations

Presenter: Marty Algaze, representing Assembly Member Richard Gottfried's office

No zoning that prohibits substations except in those instances where Board of Standards and Appeals (BSA) review is needed on an application for a special permit; if so, BSA would have to reach out to CBs and Council members; Decision to build substations is up to the utility, on their own property, or purchased property, or condemned property; Substations are enormous machines that provide electricity; they can be very noisy; they can be free standing structures or in a building; uncertain whether there are any substations located on the UWS; some people have concerns that electro magnetic emissions may be dangerous (concern about health hazard); Public Service Commission (state agency) regulates and approves power plants and transmission lines; no data on cost of environmental impact statements; no data on ConEd pattern of substation construction activity and frequency; Borough Board vote anticipated January/February 2015 on legislation proposed for Assembly

Community Comments:

Bob Wyman

Only potential harm – pseudo scientific electromagnetic fields; what am I missing?



No Committee Action taken; Gottfried office representative to return to Committee's January 2015 meeting with additional information in response to Committee and community questions

Item 4: Clean Heat

Presenter: Luke Surowiec, Program Manager for Mayor's Office for Sustainability consultant, NYC Clean Heat

Heating oil regulations for commercial, residential buildings

Grades of oil: 2, 4, 6 (worst)

Info@nyccleanheat.org

Office encourages compliance with regulations and adoption of cleaner fuels

Spot the soot map

Compliance required by 2015 for elimination of Fuel grade 6

Compliance required by 2030 for schools

Enforcement : violations and fines (Department of Environmental Protection); Notices of Violation, then Environmental Control Board hearings; if not corrected, then possible boiler shutdowns;

CB7 stats: Per draft list presented to Committee, 97 buildings in CB7 District use fuel grade 6 (55 w/ expired permits; 42 close to permit expiration)

Community Questions:

Bob Wyman

NYC Clean Heat (ICF) hired to get buildings to convert to clean heat

Outreach efforts: meetings with property managers; phone calls; webinars; meetings with coop/condo boards

Committee Discussion:

Outreach: CB7 email blast distribution list

First, check accuracy of info on draft Grade 6 Fuel buildings list, including input from Committee members with additional information that they can obtain, then coordinate publicity with CB7

Posie Constable, New York City Energy Efficiency Corp.

Lend \$ to buildings that are concerned about financing clean energy

Meeting adjourned at about 9:00.

Members Present: Klari Neuwelt, Kenneth Coughlin, Meisha Hunter Burkett, Joanne Imohiosen, David Sasscer, Steven Brown

Member absent: Madelyn Innocent

Minutes taken by Meisha Hunter Burkett