



COMMUNITY BOARD 7/MANHATTAN
Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Tuesday, February 3, 2015, at Mt. Sinai Roosevelt Hospital Center in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:39 p.m.

Minutes from the previous full board meeting were **approved:** 26-0-0-0

Chair's Report: Elizabeth R. Caputo

- Memorial to Barbara Nan Buren, including moment of silence and remarks.
- CB member Ethel Sheffer appointed by Mayor to public design commission.
- Update regarding Citi bike feedback at meeting last week; some concerns about bike lanes.
- Will seek feedback regarding the recent changes made to improve safety along West End Ave. Survey should be available to the public before March.
- Update regarding committee meetings for the month of February.
- CB Member, at end of meeting, introduced the idea of a yes/no position on JHL development. Resolution will go through YEL Committee that would encompass as much input as it could from other committees.

Community Session

Manhattan Borough President's Report, Diana Howard

- Application deadline for CB passed last week.
- Over 700 applicants, up from last year, a number of people under 18 also applied.
- Each year, the office provides capital grants to non-profits, schools and cultural institutions—invited such institutions to apply for funds.
- State of the Borough is February 8.

Reports by Elected Officials:

Helen Rosenthal, City Council Member, 6th District

- Thanked Transportation co-chairs for the work they have done this past year.
- 711 West End Avenue. Engaging a lawyer to address the new construction of 8 stories on top of the building.
- Work is going well on new West End Secondary—going to start in September. Secured gym space at the rec center. Thanked M. Wymore for his help with this issue.
- Concerned that Mayor does not have a strategy will not be strong enough to protect tenants.
- Secured funding for kayak docks.
- Introducing bills regarding women fire fighters, taxes, budget transparency, and the department of corrections.



- Number of CB members asked questions about rats in parks; rat proof trash bins in parks; budget transparency; safety of seniors in NYCHA who may be forced to move developments as part of downsizing; inquiry into the draining of slush.

Reports by Elected Officials' Representatives:

David Moss, C-M Corey Johnson's Office

- Offered condolences regarding Barbara Van Buren
- CM just proposed legislation that would ensure that rent-stabilized rent remains stable.
- Provided a report in the back.

Sabine Franklin, C-M Mark Levine's Office

- Provided report on back tables.
- Served over a thousand people with constituent services the previous year.

Erika Overton, A-M Linda Rosenthal's Office

- Introduced Max Weiss as the new community liaison to CB7, Erika will go to CB4
- Working on rat issue at 86th street and Riverside; writing letter to Parks Department to have them follow certain regulations that were offered last summer.
- Offered to answer questions in the back of the room.

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

- Corrections committee passed two bills looking to reform the use of solitary confinement.
- Requested donations for book drive.

Tara Klein, State Senator Brad Hoylman's Office

- Concerned with corruption and scandals in Albany.
- Newly appointed to ranking member of state environmental conservation committee.
- Budget push for funding on runaway homeless youth—need to meet need for beds.

David Baily, State Senator Adriano Espaillat's Office

- Key budget priorities provided in the back for the room.
- Priority for this session is the DREAM Act.
- Focused on lifting the minimum wage, as well as a separate NYC minimum wage to recognize the difference in costs of living..
- Introduced right to council legislation for housing court.

George Damalas, State Senator Jose Serrano's Office



- Calendar in the back for February and UWS constituent service hours
- Attendance in Parks increased for the third year in a row (state parks); ranking member on tourism and parks and recreation committee.
- Packet in back with more information.

Jackie Blank, Congressman Jerrold Nadler's Office

- Ranking member on courts and IP subcommittee of Judiciary Committee.
- Working on big patent legislation; going to review copyrights as well.
- Newsletter in the back.

Laura Atlas, Public Advocate Letitia James' Office

- Overseeing lawsuit against NYCHA regarding negative issues at Douglas Houses.
- 2/12 Town Hall for NY Safety Campus Act; Public Advocate authored with the help of students.

Public Session

Sofia Russo

- Families for Safe Streets
- Daughter killed in a traffic accident by a car that was fleeing police. Mother also hit at that time.
- Grateful for CB7's support for secondarily renaming a street in honor of her daughter.
- Requests ambitious leadership from CB7 to help save lives.

Marybeth Kelly

- Families for Safe Streets
- Spoke regarding her husband, who was killed in a traffic accident while cycling.
- Has been frustrated in her efforts in trying to redesign streets on the UWS.
- Community needs visionary leadership to make the change that is needed to address these issues.
- Thanked the protestors who came in support of her cause.

Ralph Muñoz

- Families for Safe Streets
- Mother and brother killed in traffic accidents. Has been hard on his family.
- Would like to see change so that this does not happen to another's family.

Ira Gershenhorn

- Lack of bathrooms on UWS and Riverside Park
- No heated bathrooms north of 96th Street. No signage conveying this information.
- No portable toilets available, either.
- Also commented on curb cuts, which he indicated created slush conditions.

Merle McEldowney

- Representative of 350 NYC.
- NYC Retirement Fund.



- Working to divest pension funds from the fossil fuel industry, asked for our support.

Pat Almonrode

- Representative of 350 NYC.
- Also supports divestment of NYC pension funds from fossil fuel industry.
- Divestment, as opposed to shareholder activity, is necessary.
- Not true that divestment would cause NYC to lose money and run afoul of the manager's fiduciary duties.

Zach Dane

- American Cancer Society.
- Relay for life of Manhattan; celebrating survivors, mourning those lost, fighting against Cancer May 15th, 2015, 5 p.m.-5a.m. (May 16th, 2015).
- Asked that we participate in their team and efforts. Information available online as well as on flyers in the back.

Cleo Dana

- Friends of Damrosch Park.
- Got Fashion week out of the neighborhood for good.
- Thanked CB7 for its help and the letter that we drafted in support of their efforts.
- Lincoln Center and Parks are committed to replanting and restoring the park and opening it back to the public.
- Settlement agreement requires that landscape plan be presented to CB7 and that planting begin in the Spring.
- Invited the community to participate and give input.
- Lincoln Center is required to provide CB7 and the public with a list of the events that they plan to hold in the park.
- Fordham obligated to create a fund to compensate for the shadows that their buildings cast on the park.

Olive Freud

- President of Committee for Environmentally Sound Environment.
- Spoke regarding success at Damrosch Park.
- Community organizing can be effective.
- Spoke regarding shadows that are going into Central Park—called the neighborhood to action.
- Wants downzoning so that these tall buildings would not be allowed as of right.

Dr. Norm Lafond

- Chairman of Park West Policy Forum.
- Has been covering affordable housing.
- Has discovered that Air BnB has been affecting the market for affordable housing.
- Urged the Board to be cautious in how to approach support for regulation of Air BnB

Alex Zamudio

- Columbus Amsterdam BID.



- February 22 neighborhood tour led by Jim Macken (usually the third Sunday of every month); meets at SW corner of 96th street and Broadway.
- January/February are slow for restaurants in the area.
- Westside campaign against hunger; February share the love month campaign; some restaurants from areas participating.

Business Session

Parks & Environment Committee

Klari Neuwelt, Chairperson

Joint with the Transportation Committee, Andrew Albert and Dan Zweig, Co-Chairpersons.

1. **Eleanor Roosevelt Monument, Riverside Park** (West 72nd Street and Riverside Drive.) Department of Parks & Recreation’s proposed replacement of the existing bluestone pavement and reconfiguration of the existing entrance to accommodate pedestrian-crossing improvements.

- The Co-Chair introduced the resolution
- This concerns the area around the Eleanor Roosevelt monument.
- Would cause the Parks department to use DOT funds to make the bump-out appear to be more like a part of the Park.
- Money for blue stone and hex paving was actually obtained by CB7 upon our own initiative several years ago from then-CM Gail Brewer.

After deliberation, the resolution to approve was adopted: **33-0-0-0**

Business & Consumer Issues Committee

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Applications to the SLA for two-year liquor licenses:

2. **Hudson Beach & West 105th Street**, 106 Amsterdam Rest Corp, d/b/a To be Determined, for street and park levels.

3. **929 Columbus Avenue** (West 105th Street.) 929 Columbus Avenue, LLC, d/b/a To be Determined.

4. ***Unenclosed Sidewalk Café Renewal Applications:***

- **279 Amsterdam Avenue** (West 73rd Street.) Renewal application #1369548-DCA to the Department of Consumer Affairs by Manna Amsterdam Avenue LLC, d/b/a Gina La Fornarina, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.
- **425 Amsterdam Avenue** (West 80th – West 81st Street.) Renewal application #1218074-DCA to the Department of Consumer Affairs by 425 Amsterdam Café, Inc., d/b/a McAleer’s Pub, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
- **447 Amsterdam Avenue** (West 81st – 82nd Streets.) Renewal application #2010401-DCA to the Department of Consumer Affairs by 447 Amsterdam Restaurant, LLC, d/b/a The Meatball Shop, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 15 Seats.
- **494 Amsterdam Avenue** (West 84th Street.) Renewal application #1207810-DCA to the Department of Consumer Affairs by PQ West 84th Inc., d/b/a Le Pain Quotidien, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

- The co-chair introduced resolutions 2-4, which were bundled for the Board’s consideration.



After deliberation, the resolutions to approve were adopted: **33-0-0-0**

5. Unenclosed Sidewalk Café Renewal Applications:

- **237 Columbus Avenue** (West 71st Street). Renewal application #1219794-DCA to the Department of Consumer Affairs by 71 Wine Bar Café Operating Corp., d/b/a Bin 71 Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
 - **423 Amsterdam Avenue** (West 80th Street.) Renewal application #0981250-DCA to the Department of Consumer Affairs by BSWR Corp., d/b/a Sarabeth’s, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 16 seats.
 - **491 Columbus Avenue** (West 84th Street.) Renewal application # 1440354-DCA to the Department of Consumer Affairs by Nidja, LLC, d/b/a Gastronomie 491, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
 - **201 West 95th Street** (Amsterdam Avenue.) Renewal application DCA# 1282774 to the Department of Consumer Affairs by 201 Rest. 95th Street Corp., d/b/a Buceo 95 Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 21 seats.
 - **960 Amsterdam Avenue** (West 107th Street.) Renewal application # 1275484-DCA to the Department of Consumer Affairs by Thai Market, Inc., d/b/a Thai Market, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 25 seats.
- The Co-Chair introduced the resolution.
 - All approved unanimously by the committee
 - Commentary that Sarabeth’s needs to keep material within its footprint; the Committee will draft a letter.

After deliberation, the resolution to approve was adopted: **32-0-0-0**

6. 2178 Broadway (West 77th Street.) Renewal application # 1418144-DCA to the Department of Consumer Affairs by Serafina 77 West, LLC, d/b/a Serafina, for a four-year consent to operate an unenclosed sidewalk café with 49 tables and 98 seats.

- The co-chair introduced the resolution
- Applicant must resubmit plans that are in accordance with CB7 rules regarding a limit of 9 feet from the building.
- Complaints regarding the wrap around portion of the café.

After deliberation, the resolution to disapprove without prejudice was adopted: **32-0-0-0**

Enclosed Café Renewal Application:

7. 44 West 63rd Street (Broadway.) Renewal application DCA# 1229629/ ULURP # N130324 ECM to the Department of Consumer Affairs by ERS Enterprises, Inc., d/b/a P.J. Clarke’s, for a four-year consent to operate an enclosed sidewalk café with 22 tables and 46 seats.

- The co-chair introduced the resolution
- Committee approved unanimously

After deliberation, the resolution to approve was adopted: **27-2-4-0**

New Unenclosed Café Application:



8. **975 Amsterdam Avenue** (West 108th Street.) New application #15967-2014-DCA to the Department of Consumer Affairs by 975 Amsterdam, Inc., d/b/a Spice, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats.

- The co-chair introduced the resolution
- Applicant revised plans to remove wrap around portion of café

After deliberation, the resolution to approve was adopted: **33-0-0-0**

New Enclosed Sidewalk Café Application:

9. **221 Columbus Avenue** (West 70th Street.) New application #146246 / ULURP # N130295ECM to the Department of Consumer Affairs by Amber 221, Inc., d/b/a Amber, for a four-year consent to operate an enclosed sidewalk café with 11 tables and 22 seats.

- Co-Chair introduced the resolution
- The café is already in existence—styled as “new” because of the new operator.

After deliberation, the resolution to approve was adopted: **29-2-2-0**

Preservation Committee

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

10. **270 West 77th Street** (West End Avenue – Broadway.) Application to the Landmarks Preservation Commission for a rear yard addition and facade renovations, including window replacement.

- The co-chair introduced the resolution
- Proposing to demolish and remove bump out in the back of the building.
- The committee felt that the proposed design was appropriate; committee approved unanimously the conceptual proposal, with suggestions regarding certain details.
- One Board member suggested that the presentation was amateurish, would suggest that the applicant should have to present all of their proposed changes, not just this one part, and suggested that we label this an incomplete application. Can't imagine that they would review this at Staff level at Landmarks.
- Another CB Member suggested that this resolution is not timely; the proposal is incoherent.

The Chair agreed to withdraw the resolution until a later date.

11. **27 West 70th Street** (Columbus Avenue – Central Park West.) Application #15-7650 to the Landmarks Preservation Commission to replace a window.

- The Co-Chair introduced the resolution regarding a replacement window.
- New window will match the original windows (unlike the one it is replacing), will also replace deteriorating windows with appropriate wooden windows.
- CB urged removal of reference to brand of windows in the resolution; chair agreed to remove.

After deliberation, the resolution to approve was adopted: **30-0-0-0**

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

12. Department of City Planning's proposed Stairwells Text Amendment. The text is available at <http://www.nyc.gov/html/dcp/html/stairwells2/index.shtml>.

- The co-chair introduced the resolution.



- Would conform zoning resolution to the building code.
- Related to emergency evacuation of buildings, the regulation of which has been adjusted since 9/11.
- No building in CB7 would be affected by this change.

After deliberation, the resolution to approve was adopted: **30-1-0-0**

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

13. **53 West 71st Street** (Columbus – Central Park West.) Application EIN#39-2080018 to the Department of Transportation for new revocable consent to construct, maintain and use installation of stoop and fenced in area.

- The co-chair introduced the resolution
- Restoring stoop, would not take more of the sidewalk than the stoops east and west of it do.
- They are coming to the Transportation Committee because it will take a small amount of sidewalk. Approval for use of sidewalk as part of construction.

After deliberation, the resolution to approve was adopted: **31-0-0-0**

14. **West 97th Street** (Columbus-Amsterdam Avenues.) Application to the Mayor's Street Activity Permit Office by GrowNYC for a permit to operate a greenmarket on the north side of West 97th Street between Columbus and Amsterdam Avenues in 2015.

- The co-chair introduced the resolution
- Construction of JHL may alter location
- Application is yearly
- The market would take place every Friday.

Public Comment

- Upon construction, there will be a conflict between the green market and JHL, and thus this should be dealt with before then. The speaker did not provide his name.

After deliberation, the resolution to approve was adopted: **31-0-0-0**

Upon a motion and without opposition, the meeting was adjourned at 8:44 p.m.

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



Housing Committee Meeting Minutes
Nick Prigo, Chairperson
February 9, 2015

Agenda: Discussion of Illegal Hotels, AirBnB and Affordable Housing

- Debate on Borough Board Resolution pertaining to AirBnB and Illegal Hotels. N. Prigo makes a motion to authorize Chair Caputo to vote in favor of this resolution. M. Innocent seconds motion. Motion carries 7-0-0-0, 1-0-0-0.
- Debate on merits of Borough Board's resolution calling for more funding for the Mayor's Office of Special Enforcement.
- Debate on the merits of AirBnB's request to change multiple-dwelling law to permit primary residents to legally use AirBnB for a limited amount of time each year. N. Prigo separates debate into two portions, 1) the merits of this request on all sources of affordable, limited equity, or subsidized housing, 2) market rate rentals, coops and condo housing.
- N. Prigo makes a motion to reject AirBnB's request for a change in the law for all forms of affordable, limited equity, or subsidized housing. Furthermore, this resolution will call upon our legislators to not accede to AirBnB's change request and to better equip the Mayor's Office of Special Enforcement to do proactive policing as opposed to their current reactive methodology. Seconded by J. Rausch. Motion carries 6-1-0-0, 1-0-0-0.
- Debate on the merits of AirBnB's request for market rate rental, coop and condo housing. No consensus can be found on how to modify rules to allow for limited short term leasing for market rate housing. N. Prigo makes a motion to amend previous resolution to include the Housing Committee's rejection of AirBnB's request for a change in the law for market rate housing. Motion carries 4-3-0-0, 1-0-0-0.

Present: Nick Prigo, Robert Espier, Matthew Holtzman, Madelyn Innocent, Audrey Isaacs, Jeanette Rausch and Polly Spain. **Chair:** Elizabeth Caputo. **Board Member:** Mark N. Diller. **Absent:** Benjamin Howard-Cooper, Genora Johnson and Lillian Moore.



Transportation Committee
Andrew Albert and Dan Zweig, Co-Chairpersons
February 10, 2015

Preliminary Presentation was given by Ethel Sheffer regarding a survey that will be available to get responses to newly configured traffic patterns on West End Avenue. Survey responses will be gathered in mid-March.

1. Discussion of crash statistics/patterns in the 20th Precinct with Traffic Sergeant Felicia Montgomery. Reported there was a decrease in pedestrian accidents for 2014. Decrease in taxi accidents, but increase in DWI arrests and 511 arrests. For 2015, accidents in the 20 Pct are down 23 percent, pedestrian injuries down 20 percent, bikes down 20 percent. Busiest time periods for accidents are morning rush hour. The largest corridor for accidents is Columbus Avenue. The types of accidents the 20 Pct is seeing is unsafe lane changes, side-swipes, failing to yield, bike error, unsafe passing and DWI's. Most of the injuries were complaints of pain. Sixty-five injuries were with cabs. Pedestrian accidents with cars and/or bikes and pedestrians occurred at: 79th and RSD; 60th Street and Broadway; 81st Street and CPW; and 65th Street and WEA. Board co-chairs asked Josh Orzeck to gather precise locations and directions of travel for the accidents to better look for common patterns.

Andrew Albert asked if the 20th Precinct had contacted D.O.T. Since new pavement markings were made at 72nd and WEA, the number of accidents has been reduced. From January 12 to February 8, 2015, 65 out of 132 accidents involved taxi cabs, comprising liveries and yellow. D.O.T. reported that the information they get is delayed by a year. D.O.T. says any high-crash location will be on their radar.

Community member queries and comments:

Community member asked how motorized e-bikes can be held accountable. Sgt. Montgomery said the precinct has written 17 summonses this year. E-bikes are illegal. Community member asked whether the bike lanes have increased or decreased accidents. Sgt. Montgomery says they have not completed the research. Community member asked whether if the "fail to yield to pedestrian" summonses have increased this year and Sgt. Montgomery confirmed that they had. Community member Dave Zelman was told at 20 PCT Council that the reason why traffic officers stopped giving out summonses for defects on commercial vehicles traveling illegally on WEA was that the traffic court judges tend to drop the charges. Sgt. Montgomery said there were 24 commercial vehicle summonses were written on WEA. Community Member David Sokol said he did a personal survey on Columbus Avenue and the bicycles did not stop at red lights and often rode wrong way. He is looking twice as often for illegal bicycle behavior as before the bike lanes were installed. Sgt. Montgomery says bicycle riders, commercial and personal, receive a \$200 fine for breaking the law.

Ken Coughlin said the thing that is really killing people is traffic violations, blocking cross walks, horn honking. Sgt. Montgomery wrote 84 summons last year for cross walk violations.

2. Robert Marino, Dir. Government Community Relations, MTA, and Rob Thomas NYC Transit presented a discussion of M86 and M60 Select Bus Service Routes. The biggest change to the M86 line will be off board fare collection. Ticket machines will be available at each stop and passengers will use cash or MetroCards to pre-purchase a ticket for their ride. Riders will be allowed to board the bus from any entrance. The bus on 86th Street is one of the most heavily traveled. The eastbound stop on CPW and



86 Street will get a dedicated lane at the curb for a longer portion of the block. In addition there will be pedestrian way-finding signs at the bus shelters that will show where the next bus is; eventually it will even offer the number of minutes until the next bus should arrive. The intent is to keep all the bus stops, with the exception of the stop in the transverse, near the park precinct. Andrew mentioned that the Commanding Officer of the Central Park Precinct has asked that the stop near the precinct be maintained, as many police officers and visitors to the precinct use that stop. Plans are to install fare machines in spring 2015. By May or June, the M86 Select Service will begin.

Regarding the M60-SBS, which has been operating since May 2014, positive results include travel time on the route reduced by 11-34 percent. Monitoring of the M60 service will continue.

Andrew Albert said there were complaints about layovers near Strauss Park and the buses need to keep crosswalks clear. Rob Thomas said he would speak with the appropriate authorities. Dan Zweig asked if the East Side reconstruction in the summer would delay the implementation of the Select Service route. Answer: NO. Ping Kwan had two questions, "apart from these two lines, is there any way to encourage alighting from the back doors and why is it called the M60?" Su Robotti commented, "the buses, which formerly slowed down traffic, now have their own lanes so interference with traffic flow and side swiping have both diminished."

Community member queries and comments: Will the M86 have bus announcements, similar to the buses in Queens? Community member wants to know what happens if a ticketing machine breaks down. Answer: There is more than one ticket machine at each stop and breakdowns are monitored and repaired quickly.

3. Second presentation by the NYC D.O.T. on the proposed Lincoln Square Bow-Tie Pedestrian Safety Project, presented by Nina Haiman, Deputy Commissioner D.O.T. and Richard Carmona. Issues:

1. Pedestrian Crossings

a) Identified pedestrian "desire" lines.

b) Showed view of existing divisions, including implementing more direct and safe crossings – currently some require traversing three lights.

2. Pedestrian Space

a) Want to maximize the space in a safe manner, including the volume produced by pedestrians coming out of the subway and typical congestion.

b) Want to reduce the time it takes pedestrians to cross.

c) Want to minimize locations where vehicles must yield to pedestrians when turning.

d) The buses crossing Broadway at Tucker Park has a dangerous merge over three lanes, which also clogs traffic.

e) Want to widen median tips.

f) Summation of Bow-Tie Area accidents provided and slides presented to identify where the accidents occur, as well as what kinds of accidents.

3. Pedestrian Signals

4. Traffic Conflicts

5. Street Markings

6. Bus Stops

7. Bike Lane Connections

Continued by outlining proposed solutions, such as an LPI or leading pedestrian intervals in certain sections, extending left turn lane by removing parking between 65th and 66th Streets, will hold southbound and westbound vehicles to allow LPI. In addition, will add painted neckdowns around the



west side of Tucker Square, where there is already crowding.

Regarding the three buses that stop at Tucker Square, the M7, M11 and M20, D.O.T. wants to move the M7 stop north of 66th Street, and the M20 stop on 66th Street, east of Columbus Ave. Will extend the bike path from 69th to 67th Streets. It is a long mixing zone in which bicyclists have had to move into traffic, but now will have a full block to make the shift and will paint green lanes to delineate the space. Between 66th and 65th Streets, the lane will also be painted green. In addition, there will be signage on the blocks between 67th and 66th Streets, where vehicles make the left hand turn, which will alert motorists to the presence of cyclists. In addition, Columbus Avenue between 66 and 65th Street will have flexible bollards. In addition, there will be signage. On the Columbus side of Tucker Square, some form of parking for farmer's market participants will be shared with the buses.

A big part of this project is to provide pedestrian safety. Longer cross walks and neck downs and concrete extensions to widen the triangular island and extend Broadway median and extend Dante Park. Southbound Columbus Ave traffic will no longer be allowed to turn (bear) left onto Broadway (except for the M7 and M20 buses). Also eliminated will be a left hand turn from southbound Broadway onto eastbound 64th St as part of connecting the Broadway Malls at 64th Street. Regarding cycling moving south, D.O.T. proposes adding more green paint to add visibility and extend protected bike lanes from 64th Street south.

Su Robotti suggested an "LBI" at 67th Street, comprising a leading period when bikes can go but motor vehicles cannot. Dan Zweig asked what benefits besides the extra crosswalk to the north side of 64th street are provided by the closing of the mall and eliminating the turn from Broadway to 64th St. D.O.T. points out that closing the mall there is necessary because of the lack of visibility. Ping Kwan remarked that for the southbound turn onto 65th Street, he recommended flexible delineators and painted sidewalk to start with, as well as plastic white markers, such as the ones used on Second Avenue. Ken Coughlin wanted to ban the left turn on 64th Street because UPS does not make them. He added that 66th Street is the most dangerous for pedestrians and wanted to know whether D.O.T. could have a split phase crossing. Ken also expressed concerns about the advent of extra cyclists from CitiBike next year. Howard Yaruss lauded the presentation, but on 64th Street he feels that tourists don't anticipate the merged traffic so would like to disallow the left hand lane. Howard also inquired about reflective bumper strips where motor vehicles share lanes with bicycles. D.O.T. says they don't do the bumper strips because of snow but will investigate the possibility of rumble strips. Richard Robbins looked at the crash data and found there were 10 cycle injuries last year on 64th Street. Mark Diller wanted to revisit 64th Street and pointed out there are commercial delivery trucks and doesn't think they should have to traverse the bow tie area twice to get to 64th between Broadway and Central Park West. He wants to know if loading zones are a work in progress. Don Tone, a traffic engineer with the Sam Schwartz Company, was retained by residents in the area and recommends the vote be postponed until his firm has a chance to review the plan. It was pointed out that the engineering firm had some limited time to submit a better alternative for 64th St and Broadway since construction could not begin during freezing weather.

Community member queries and comments: Wanted to know if the plan was going to extend to CPW. D.O.T. says not yet. Lincoln Square BID's Monica Blum likes most of the plan, but wants D.O.T. to reopen the crosswalks and postpone the 64th Street closing. By eliminating the left hand turn on 64th Street, delivery trucks are forced to go down to 61st Street and must traverse the Bow-tie twice. Community Member thinks there is too much going on at the bus stops and suggests D.O.T. move the buses back. Also said the signals are terrible and cause additional congestion. Monica Blum also added that one of the biggest contributors to the potential dangers to pedestrians is the ponding, which has not been addressed in 20 years. Also suggested there be audible signals for seniors. D.O.T. said they will be



addressing the ponding now, as they did at Broadway and 75th Street. D.O.T. will be installing four new audible signals in the area.

Resolution to **Approve** D.O.T. Proposed Lincoln Square Bow-Tie Pedestrian Safety Project with the following added recommendations: asking for correction of ponding in the area, and a more robust and permanent delineation of the bicycle route between 67th to 64th Streets, in addition to all of the components which D.O.T. presented in their plan.

Committee: 11-0-0-0; Non-committee board: 2-0-0-0

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



Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
February 11, 2015

Unenclosed Sidewalk Café Renewal Applications:

1. **2463 Broadway** (West 91st Street.) Renewal application # 1277778-DCA to the Department of Consumer Affairs by PQ Upper West, Inc., d/b/a Le Pain Quotidien, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Committee votes to approve 5-0-0-0 1-0-0-0

2. **2479 Broadway** (West 92nd Street.) Renewal application DCA# 1278350 to the Department of Consumer Affairs by Katouna, Inc., d/b/a Perfecto, for a two-year consent to operate an unenclosed sidewalk café with 12 tables and 48 seats.

Committee votes to approve 6-0-0-0 1-0-0-0

3. **2745 Broadway** (West 105th Street.) Renewal application # 1025180-DCA to the Department of Consumer Affairs by Grillo, LTD, d/b/a Henry's, for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 62 seats.

Committee votes to approve 6-0-0-0 1-0-0-0

Unenclosed Sidewalk Café Application:

4. **2178 Broadway** (West 77th Street.) Renewal application # 1418144-DCA to the Department of Consumer Affairs by Serafina 77 West, LLC, d/b/a Serafina, for a four-year consent to operate an unenclosed sidewalk café with 38 tables and 76 seats, instead of 49 tables and 98 seats. Applicant did not present the stamped copy of their revised seating as previously requested. Applicant must provide DCA stamped copy prior to full board vote.

Committee votes to Disapprove without prejudice 6-0-0-0 1-0-0-0

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

5. **103 West 70th Street** (Columbus Avenue.) Amber 103 West Inc., d/b/a To be Determined. Applicant has moved his venue from original location at 221-223 Columbus.

Committee votes to approve 6-0-0-0 1-0-0-0

6. **320 Columbus Avenue** (West 75th Street.) Shreeji Swami Restaurant Inc., d/b/a Saffron Indian Cuisine. Represented by Vivian Tazaki. Opening April. Hours of operation 11:00 AM to 11:00 PM. Applicant to submit photographs of bicycle delivery personnel prior to utilizing said personnel.

Committee votes to approve 6-0-0-0 1-0-0-0

7. **224 West 104th Street** (Broadway.) Singapore Grille NY Inc., d/b/a To be Determined. SLA Alteration Licenses: Applicant to provide photographs of bicycle delivery personnel. DBA not decided. Applicant to send name to CB7 by full board.

Committee votes to approve 6-0-0-0 1-0-0-0

8. **100 Columbus Avenue** (West 64th Street.) Lincoln Center Performing Arts and Restaurant Services I, LLC, d/b/a Avery Fisher Hall. Represented by Elena Williams and Tom Dunn. Application for additional license at Avery Fisher Hall.

Committee votes to approve 6-0-0-0 1-0-0-0

9. **1941 – 47 Broadway** (West 66th Street / Lincoln Center.) Lincoln Center Performing Arts and



Restaurant Services I, LLC, d/b/a Alice Tully Hall. Tables and cocktail service within outdoor seating space. Applicant agrees to post signage indicating that said seating is open to residents as well as patrons of Lincoln Center. Residents may also provide their own food and beverages.

Committee votes to approve 6-0-0-0 1-0-0-0

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

10. **210 West 70th Street** (Broadway.) Lincoln Square Steak, LLC, d/b/a Lincoln Square Steak. Represented by Allen Freston (sound engineer) and Michael Ferrari (attorney) Applicant agrees to end all music by 11:00 PM, and to install limiters on sound systems, that can only be altered by the sound engineer. The venue will not use dj's. Applicant also agrees to install a sound proofing blanket under the piano. Two residents of the building, **Carole Rubbiano**, and **Cindy Burrows** spoke in favor of the application stating that they were satisfied with the acoustical work of the engineer.

Committee votes to approve 6-0-0-0 1-0-0-0

11. **2756 Broadway** (West 106th Street.) 2756 Broadway LLC, d/b/a to be Determined. Request to serve liquor in the interior courtyard. Gardens/Grounds. Represented by Karim El Shariff. (owner).

12. **2756 Broadway** (West 106th Street.) New application # 1421212-DCA to the Department of Consumer Affairs by Five Lamps Corp., d/b/a Five Lamps Tavern, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 32 seats.

Long, contentious conversation concerning the interior courtyard. Issues discussed included; whether there would be an enclosure in the courtyard, would it be open or enclosed, how many seats, amount of seating, hours of operation, etc.

We did not vote on 2756 Broadway, but we have scheduled a pre-meeting before full board.

Mr. David Rockheim, a neighbor spoke on the applications. Mr. Rockheim, had previously opposed similar applications because of the unprofessional nature of the former operators. Mr. Rockheim has met with the new applicants and feels most comfortable with the new applicants and has made it clear that he would be very much in favor of the current applicant.

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



Preservation Committee Meeting Minutes
Jay Adolf and Gabrielle Palitz, Co-Chairpersons
February 12, 2015

1. **5 Riverside Drive, Apt. 8B (West 73rd Street.)** Application #16-3561 to the Landmarks Preservation Commission for window replacement in Apartment 8B.

Presented by: Hugo Mawyin of Cherico King Architects

Request to replace existing windows in Apartment 8B with windows that are consistent within the apartment and in context with other building windows most of which were replaced over time with most of the original windows no longer in existence. Presently 66% of the buildings windows are tilt and turn windows. The proposed windows would have a dark bronze color frame. The LR center panel would be fixed with tilt and turn side flanking windows. All other windows would be tilt and turn,

Comments:

Public: Tracey Owens question regarding only the process in making window choices

Committee: Suggests that side "wings" of large LR window be consistent with others already installed in other apartments of the same line,

Resolution to approve: 6-1-0-0

5 Riverside Drive, Apt. 8B (West 73rd Street.) Application #16-3561 to the Landmarks Preservation Commission for window replacement in Apartment 8B.

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

--The red brick, 20-story Art Deco apartment building is part of the recently designated West End-Collegiate Historic District Expansion, created in June 2013.

--The building's original windows were six-over-one steel windows, with steel casements at the glazed corners.

--Along the Riverside Drive façade, the majority of the 176 windows have been replaced by Skyline "Tilt and Turn" units (122); only 34 double-hung windows remain, of which only 20 are the original "six-over-one" configuration.

--The existing six-over-one steel windows in apartment 8B are in poor condition.

--The proposed replacement windows are "Tilt and Turn" insulated aluminum windows by Skyline, dark bronze finish. Single Tilt and Turn units are proposed to replace the single double-hung units. Two narrower operable "Tilt and Turn" units flanking a wider central fixed panel are proposed to replace the triple double-hung unit at the Living Room window opening.

The Preservation Committee of Community Board 7/ Manhattan believes that, because there are so few original windows remaining, because the proposed "Tilt and Turn" windows are similar to the majority of replacement windows already in place, and to promote greater visual uniformity, the proposed replacement windows are reasonably appropriate to the historic character of the building and of the Historic District, with the stipulation that the width of the two operable leaves in the tri-partite window, and the window mullions and other details be the same as the majority of those in this window line. In addition, the Committee strongly recommends that the building develop a cohesive Window Master Plan to guide future window replacement.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the window replacement as stipulated.

Preservation Committee: 6-1-0-0.



2. **38 West 83rd Street** (Columbus Avenue – Central Park West.) Application #16-4475 to the Landmarks Preservation Commission to legalize window replacement and facade and areaway work performed without Landmarks Preservation Commission permits.
Presented by: Julio Leder Luis Arch and Robert Pincow owner

This presentation was not ready for our committee. After the initial bare bones presentation and questioning by the committee, the owner and his architect were asked to return to the Committee with a proper presentation. They agreed.

Motion to **Disapprove without prejudice** with the understanding that they will resubmit a proper proposal
Vote 7-0-0-0

2. 38 West 83rd Street (Columbus Avenue - Central Park West.) Application #16-4475 to the Landmarks Preservation Commission to legalize window replacement and facade and areaway work performed without Landmarks Preservation Commission permits.

Because there was insufficient documentation available at the meeting to clearly describe the actual violations under review, the applicant agreed to return to the Committee in March with a complete set of visual materials and sufficient written documentation to allow for a thorough evaluation of the request to legalize the violations.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/Manhattan **disapproves without prejudice** the request to legalize window replacement and facade and areaway work performed without Landmarks Preservation Commission permits
Preservation Committee: 7-0-0-0

3. **315 & 325 West 85th Street**, Metropolitan Montessori School (West End Avenue.) Application to the Landmarks Preservation Commission for a five story, 9' 7" in deep rear addition to 325 West 85th Street and a one-story rooftop addition to 315 West 85th Street to house additional classrooms and educational office space.
Submitted by: Brenda Mizel, Head of School. Rogers Partners Architects by Marta Sanders and Ann Herndon

The school presently consists of 3 buildings: a carriage house, a new building and a town house. The proposal is to add a rooftop and rear addition in order to make the school building work better as a whole by adding a 5 story rear addition and a one story roof top addition. A new ramp in the front of the school would be added to make the building ADA compliant. Additionally, the planters in front of the school would be slightly reorganized and merged into one planter due to the addition of the ramp.

The top floor rear addition would be clad in metal with the rest of the rear addition facade clad in Epe wood.

Specifically the presentation lays out the following: The 1996 structure is set back from the sidewalk to create an entry court which is enclosed along the street façade by an 8 foot tall metal fence on planters flanking a central metal gate, with a steeply-graded entry ramp down.



- Requiring additional space to meet the needs of its current student population and a 21st century curriculum, the school acquired the adjacent 5-story townhouse structure to the east. The floor-to-ceiling heights are shorter in the new townhouse, so the floor plates only align at the first and fifth floors.
- In combining the new and existing structures, improvements will be made to the accessibility into and within the building.
- A new 42" wide, ADA-compliant ramp down to the entry court will be created from the east, alongside the front of the new townhouse addition. In addition, a new entry gate will be created to the east, replacing the central gate. A new longer single planter with 6-foot high metal fence will replace the two separate planters.
- The new full-height rear yard addition to the 5-story 1996 building will be 9'-7" deep. It will cantilever out from the first floor to preserve the full open area at the Basement (aka garden) level as outdoor play space.
- The rear yard addition will have horizontal bands of continuous aluminum windows set within a stained wood Ipe wood rainscreen. (If Ipe is not permitted because of combustibility issues, metal cladding is proposed as an alternative.) There will be six bands of fenestration reflecting the six levels at the rear, which have shorter floor-to-ceiling heights to effect the transitions between the old and new buildings' floor levels.
- A new rooftop addition will be constructed at the townhouse, an expansion of the existing fifth floor structure to the west. The rooftop addition will be set back 15 feet from the street facade, very minimally visible from a limited area to the west.
- The rooftop addition will be clad in corrugated metal, painted a warm light brown color to complement the stained wood of the rain screen

Comments Public:

1. Jim Maffezzoli Chairman of the Board of the school. Excited about the project. Continues the mission of the school. Adds much needed, well designed space.
2. Danielle Ryneker owner of 311 E 85th St Concerned about their structure's integrity, impact on their roof, chimney etc. She was assured the school would work with her and be responsible for any costs incurred or changes to the chimney which would have to be made. She was also referred to Penny Ryan for support.
3. Debbie Collins: Has met with the school and had favorable comments about working with them as project moves forward. Is concerned about building safety and metal cladding on structure.
4. William Schwartz 302 W 86th St. Lives on lower floor behind school. Concerned about lodd of light, more height and noise from the mechanicals. School rep says they are working with an acoustician to make sure noise level is as low as possible

Committee:

1. Peter: questioned the need for a new ramp. Was told the present area is too steep. School says other choices were discussed but none were practical.
2. Meisha: would like to see other doors on front facade remain operable. Would like a simpler railing design. Asked about lighting and security measures.
3. Mark: Asks about other "warm surface" other than Epe wood. Concerned about flammability. Doesn't like the metal cladding and would prefer another ADA entrance than the one presented.
4. Gabby: Prefers ADA access where it is proposed. Likes most of the proposal. Doesn't like wood rain screen
5. Ping: Would prefer a metal standing seam roof as seen on mansard roofs in area as well as original mansard on property. Notes he believes there are code issues, specifically the Epe wood which need to be resolved.
6. Jay: Overall an appropriate design
7. Miki: Design is minimally invasive. Approves overall design.



Resolution to approve while asking the school considers: a) the vocabulary inspired by a standing seam roof b) existing doorways be left operable or closed in such a way as to be reversible in the future, opening up of the ramp area c) lower and more open railing in front of the school.

Vote to Approve: 6-1-0-0

3. **315 & 325 West 85th Street**, Metropolitan Montessori School (West End Avenue.) Application to the Landmarks Preservation Commission for a five story, 9' 7" in deep rear addition to 325 West 85th Street and a one-story rooftop addition to 315 West 85th Street to house additional classrooms and educational office space.

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

--The existing school facility consists of a 19th century 4-story red brick historic carriage house to the west of a 5-story concrete and glass structure constructed in 1996.

--The 1996 structure is set back from the sidewalk to create an entry court which is enclosed along the street façade by an 8 foot tall metal fence on planters flanking a central metal gate, with a steeply-graded entry ramp down.

--Requiring additional space to meet the needs of its current student population and a 21st century curriculum, the school acquired the adjacent 5-story townhouse structure to the east. The floor-to-ceiling heights are shorter in the new townhouse, so the floor plates only align at the first and fifth floors.

--In combining the new and existing structures, improvements will be made to the accessibility into and within the building.

--A new 42" wide, ADA-compliant ramp down to the entry court will be created from the east, alongside the front of the new townhouse addition. In addition, a new entry gate will be created to the east, replacing the central gate. A new longer single planter with 6-foot high metal fence will replace the two separate planters.

--The new full-height rear yard addition to the 5-story 1996 building will be 9'-7" deep. It will cantilever out from the first floor to preserve the full open area at the Basement (aka garden) level as outdoor play space.

--The rear yard addition will have horizontal bands of continuous aluminum windows set within a stained wood Ipe wood rainscreen. (If Ipe is not permitted because of combustibility issues, metal cladding is proposed as an alternative.) There will be six bands of fenestration reflecting the six levels at the rear, which have shorter floor-to-ceiling heights to effect the transitions between the old and new buildings' floor levels.

--A new rooftop addition will be constructed at the townhouse, an expansion of the existing fifth floor structure to the west. The rooftop addition will be set back 15 feet from the street facade, very minimally visible from a limited area to the west.

--The rooftop addition will be clad in corrugated metal, painted a warm light brown color to complement the stained wood of the rain screen

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the 5-story rear-yard addition and the one-story rooftop addition, as well as the modifications to the entry gates at the entry courtyard and the new access ramp are all reasonably appropriate to the historic character of the building and of the Historic District, with the following recommended modifications:

--If metal is used lieu of Ipe for the rainscreen material, it should be of a more refined nature than the metal cladding of the rooftop addition.

--The rooftop addition cladding should be similar to the original standing seam metal Mansard roof on the townhouse instead of than the less visually-substantial corrugated metal proposed.



--The new 6-foot tall fence and the eastern entry gate, as well as the railing at the new ramp should all be made as open and light as permissible by code. Furthermore, while the creation of the new ramp renders the existing street level door at the townhouse non-functional, the Committee recommends that any modifications made to close in the door opening be reversible.

--In addition, the Committee strongly recommends that a master plan to restore the townhouse façade be put in place.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the 5-story rear yard addition, one-story rooftop addition and street level modifications and urges the applicant give strong consideration to the recommendations listed above.

4. **263 West 93rd Street** (West End Avenue - Broadway.) Application #16-0557 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, create a new masonry opening and excavation at the rear yard.

Presented by: Gilles Depardon Arch.

The existing rowhouse is the center unit in a group of three. While two other brownstones still exist elsewhere on the block, the majority of the buildings on the block and across the interior yards to the north are taller, multi-family structures.

--While the two adjacent rowhouses have typical 3-story rear yard additions positioned along the outer edge of those buildings, the existing 3-story rear-yard addition is unique. The rear facade has beveled sides, so the rear yard addition projects out from the flat center portion.

Each of the three rowhouses has an existing rooftop structure at the rear half of the roof, whose rear wall is a continuation of the main rear façade below.

--A restoration program for the front façade is planned.

--A new full-width, four story rear yard addition set 30 feet back from the rear property line is proposed to replace the existing narrower but deeper three-story rear yard addition, which currently sets back only 24 feet from the rear property line. The existing beveled rear façade, clad in red brick with stone lintels over the window openings will be retained at the top floor, preserving the cornice and existing corbelling details. A new center door opening aligning with the original window opening below will be created to access the fourth floor terrace.

--The side walls of the rear yard addition will be clad in brick similar to existing. The rear façade will be full-width, full-height glass and zinc-clad steel windows, which will weather to a light gray.

--A narrow vertical section of the westernmost portion of the rear yard addition will be minimally visible from 94th Street through a narrow alleyway.

--The existing fifth floor structure will be expanded forward towards the street, clad in brick to match existing. It will be set back sufficiently so as not to be visible from the street. A stair bulkhead will be added on the roof.

At the garden level, the current basement of the removed rear yard addition that extends beyond the new rear yard addition will be expanded. Additional rear yard garden space will be excavated to the east and west as well as to the north to create a sunken terrace, in order to bring more light into the basement.

Comments Public:

1. Renee Shields 261 W. 95th 2nd floor. Concerned about loss of light and impact of construction.
2. Roger Mulock 265 W 93rd. Concerned about mechanicals, fence and chimney. Owner will work with Mr. Murdock and be responsible for work and cost.
3. Catherine Mulock. Asks whether windows are appropriate when seen from 94th St.

Committee: Some members considered asking that one floor of the extension be removed.



Miki: If that floor was removed, the remaining structure would be both awkward and inelegant.

Ping: agrees with Miki

Peter: inappropriate. Would approve if one floor less.

Meisha: The existing rear yard extension has an unusual massing and footprint. Finds removal appropriate. Would like one less floor. Likes the preservation of the brick work and corbelling. Would like wider piers. Design in keeping with other designs approved by this committee.

Mark: .Roof OK. Troubled by full width addition but understands the donut already is a mess. Likes the symmetry of the placement of this building as the middle of a row of 3.

Gabby: Agrees with Miki re the reduction of the extension by 1 floor. Believes this to be an elegant design. It respects the original beveled design. Submission is reasonably appropriate.

Jay: Agrees with Miki's observation about reducing the height of the extension. Feels pulling back the depth might let in more light. Appropriate.

Resolution to approve: 6-1-0-0

263 West 93rd Street (West End Avenue - Broadway.) Application #16-0557 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, create a new masonry opening and excavation at the rear yard.

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

--The existing rowhouse is the center unit in a group of three. While two other brownstones still exist elsewhere on the block, the majority of the buildings on the block and across the interior yards to the north are taller, multi-family structures.

--While the two adjacent rowhouses have typical 3-story rear yard additions positioned along the outer edge of those buildings, the existing 3-story rear-yard addition is unique. The rear facade has beveled sides, so the rear yard addition projects out from the flat center portion.

Each of the three rowhouses has an existing rooftop structure at the rear half of the roof, whose rear wall is a continuation of the main rear façade below.

--A restoration program for the front façade is planned.

--A new full-width, four story rear yard addition set 30 feet back from the rear property line is proposed to replace the existing narrower but deeper three-story rear yard addition, which currently sets back only 24 feet from the rear property line. The existing beveled rear façade, clad in red brick with stone lintels over the window openings will be retained at the top floor, preserving the cornice and existing corbelling details. A new center door opening aligning with the original window opening below will be created to access the fourth floor terrace.

--The side walls of the rear yard addition will be clad in brick similar to existing. The rear façade will be full-width, full-height glass and zinc-clad steel windows, which will weather to a light gray.

--A narrow vertical section of the westernmost portion of the rear yard addition will be minimally visible from 94th Street through a narrow alleyway.

--The existing fifth floor structure will be expanded forward towards the street, clad in brick to match existing. It will be set back sufficiently so as not to be visible from the street. A stair bulkhead will be added on the roof.

--At the garden level, the current basement of the removed rear yard addition that extends beyond the new rear yard addition will be expanded. Additional rear yard garden space will be excavated to the east and west as well as to the north to create a sunken terrace, in order to bring more light into the basement.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rear yard and rooftop additions is reasonably appropriate to the historic character of the building and of the Historic District. In considering the design of the rear yard addition, the Committee took into consideration its



central position, flanked by two symmetrical rowhouse masses. Furthermore, the unusual conditions of the rear facade – being beveled rather than flat, and extending to the fifth floor, both factored into the Committee’s decision to support the new addition being four stories tall rather than three, citing a visually pleasing proportional relationship between the proposed and the existing while still retaining the architectural integrity of the top floor.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/Manhattan **approves** the rear-yard and rooftop additions.

Preservation Committee: 6-1-0-0.

New Business:

Concerns regarding the legalization of illegal work performed. Committee decided that each application should be treated as a new application and presentations should meet committee standards with decisions made on the merits of the design.

Respectfully submitted,
Miki Fiegel Picinich

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



**Land Use Committee Meeting Minutes
Richard Asche and Page Cowley, Co-Chairpersons
February 18th, 2015**

The following issues were discussed and actions taken.

1. **55 Amsterdam Avenue d/b/a Bod Fitness.** Application #9-15-BZ to the Board of Standards and Appeals by West 62nd Street LLC for a special permit to operate a physical culture establishment or health club at the subject premises.

Presentation by: Frank Angelino, attorney representing the applicant, and Billy De La Rosa, director of gym operations.

The commercial space is located in the new Glenwood building opposite Lincoln Center. The proposal is for a new health club in the cellar plus entrance at grade. Key aspects and features of the space are:

- Caters to all ages.
- 1400 SF 1st floor; 1900 SF in the cellar.
- No exterior sign.
- Hours of operation: M-F 6-9; 8-3 Sa/Su.
- Located in the cellar, with retail and entrance on the ground floor.
- No residential space in this building until the 4th floor.
- *Bod* will be doing soundproofing in its gym space, plus a buffer zone of floors 1-3.
- No massage; construction yet commenced as building is finishing its fit-out.

Committee & Board members comments included the following:

Page: Can you confirm the type of equipment?
Applicant confirmed that squat racks, kettle bells, swiss balls, dumb bells, rowing machines, and no ellipticals. The applicant stated they needed open space to perform and work with clients need open space.

Can you confirm what type of dumb bells? And how are they used?
Applicant confirmed a variety of uses.

Shelly: Do you lift and drop them?
Applicant confirmed this is not expected but if they do the premises is at the cellar below any other floor, which starts at the 4th Floor.

DeNora: How are children accommodated? Is there a specific time?
Applicant: It depends on the age of the kids. Children are provided their own time slot, typically after school (2:30-5:30) just kids and earlier in the day for younger kids. The evening is reserved for adults.

Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** the application #9-15-BZ to the Board of Standards and Appeals by West 62nd Street LLC for a special permit to operate a physical culture establishment or health club at the subject premises.

Land Use Committee: 6-0-0-0

Non-Committee Board Members: 2-0-0-0

2. **160 Columbus Avenue, d/b/a Equinox (West 68th).** Application 17-93-BZ to the Board of Standards and Appeals by Equinox SC Upper West Side, Inc. for an extension of the term of the



special permit to operate a physical culture establishment at the subject premises, and a change in the owner/operator to Equinox.

Presentation by: Jerry Johnson of Fox Rothschild, attorney representing the applicant.

Key aspects and features of the space are:

- f/k/a Reebok Fitness
- Applications for change of ownership and extension of the term of the permit.
- Modified signage.
- Program remains the same.
- Offerings include weights, yoga, spa with licensed masseurs, spin classes, etc.
- No Cross-Fit style weight dropping.
- Operating as a health club for 20 years.
- Application includes a letter of support from the West 68th Street Block Association.

Motion to approve: THEREFORE, BE IT RESOLVED THAT the Land Use Committee **approves** the application #9-15-BZ to the Board of Standards and Appeals by West 62nd Street LLC for a special permit to operate a physical culture establishment or health club at the subject premises.

Land Use Committee: 6-0-0-0

Non-Committee Board Members: 2-0-0-0

3. **150 West 85th Street, Manhattan Country School (Columbus-Amsterdam Avenues).** Application 1-15-BZ to the Board of Standards and Appeals by Manhattan Country Day School for a variance to allow additional floor area and a vertical extension in order to meet programmatic needs of the school.

Presentation by: Fredrick A. Becker, attorney and Andrew Bartle, architect.

In fact checking some statement made by the applicant, the supporting facts are provided in [brackets] and in *italics*.

Key aspects and features of the project are:

- The building, [*originally owned by the United Order of True Sisters, a philanthropic organization*], was constructed in 1928. Mannes School of Music, founded in 1916, [*bought the building in 1984 relocating from 157 East 74th Street on the Upper East Side*]. [*Note to reader this last piece of information was added after meeting*].
- Mannes College of Music, will be vacating the building [*in August 2015*].
- Manhattan Country Day is a not-for-profit school founded in 1966 based on principals espoused by Martin Luther King.
- Currently housed in a townhouse at 7 East 96th Street, which they have outgrown and which is not conducive to 21st Century students and current best practices.
- Current enrollment is 200 students in grades per-K through 8.
- Proposal is to double the size to 400 students (phased in over time).
- Plan to add 1 section per grade starting in 2018.
- 20% of students from the Upper West Side.
- Many students receive sliding scale of financial assistance.
- Upstate farm is a major part of the curriculum – shared with other schools.
- Will compost and have a rooftop garden.
- Community involvement is important to the school.
- Population in comparison to Mannes that has a current enrollment of 1,175 students.



- Program of applicant is from 8:30 to 6 including afterschool.
- No programming on the weekends.
- Block includes the Brandeis High School Campus, which includes four public high schools and a charter elementary school [Upper West Side Success Academy] within, and is located opposite row houses and buildings that are within the Upper West Side Historic District.
- Building is zoned R8B [*with an FAR of 4.0.*] [*According to Massey Knackel property description equates to a maximum of 26,300 square feet. The building is built to approximately 30,009 square feet*], hence the available option to convert the building to use the grandfathered additional and existing 3,709 square feet [*rather than demolish and rebuild to a different configuration with the as-of-right zoning*]
- Existing condition is overbuilt by about 3,709 SF.
- Proposal to add approximately 5,000 SF.
- A one story roof-top addition located across the front and set back as well as along the west side, with a roof top play space at the remaining roof areas.
- Within the rooftop addition will be three classrooms for 7/8 grade and above a science and art room at the front of the building.
- The location for addition chosen in consultation with the Chair of BSA.
- If not located as proposed, a rear-facing addition would cast shadows over the proposed center light well/ court yard.
- The proposal also modifies the center of the building to include a light well for the top three floors. This inner courtyard is needed to bring light and air into the lower levels. Essential for young children in the lower floor classrooms.
- Proposal is to insert a mezzanine in some double height floors.
- In lieu of the small practice rooms, these will be combined into more traditional-sized classrooms.
- Building cellar sits on bedrock – cost-prohibitive to dig.
- Plan to add a “gymnasium”. This will be an assembly space /gym, auditorium. There is presently an auditorium and larger recital spaces in the existing building
- No cafeteria. Students will be served and eat lunch at their desks
- Composting throughout the building – picked up by DSNY.
- While students are separated by grade/age, the curriculum includes sharing across ages under supervision.
- Glass-enclosed skylight so that sound does not escape.
- Program calls for only 1 art room and 1 science room for the entire school.
- Current front façade culminates in a copper mansard roof.
- Proposed addition will be set back 15 feet from the front façade building line.
- Proposed rooftop addition would include a mansard-like effect above the windows on the addition.
- Addition also includes filling in behind the mansard/roofline of the current façade.
- Shadow study was shown for the equinoxes and solstices.
- Increase in shadow at the winter solstice – “minimal”; no appreciable effect other times.
- The applicant reached out to C-M Rosenthal, BP Brewer. No block association.

Committee & Board Members comments included the following:



- Page: The application is for an increase in floor area, height and bulk requiring variances. Therefore five findings must be met as per the variance the requirements and we need to determine if these findings have been met. Only the “b” finding regarding reasonable return will not apply as the owner is not-for-profit.
Applicant response: It should be noted that this project pre-dates 1961 zoning. Lot coverage is now at 93% (current zoning would limit to 70%).
- Ethel: Applicant should describe variances requested.
Attorney response: Floor area. 26,000SF permitted per FAR 4 as Community Facility. Existing building is 35,346 SF increasing to 39,613 square feet in this proposal. Floor Area Increase of 13%, with 61% of the proposed additional FAR is within the existing envelope of the building.
Permitted wall height at Set back 60’-0,” Current height is 67’-0”
Permitted total height: 75’-0” ; current 72’-0”. Proposal would increase building to 87’-0”
- Ethel: Zoning is R-8B? If so, the building is already non-compliant.
Response: yes, we are asking for approximately 5,000 additional square feet.
- Page: Assuming the play area on the roof will have netting or other protective enclosure, this can read like a permanent structure, and can cast shadows and create obstructions similar to a permanent structure.
Applicant would look into this.
- Jeanette: How was the rooftop location decided?
Applicant response: We met with the BSA with both former Chair Srinivan and current Chair Perlmutter. It was Chair Perlmutter’s suggestion that the western side and front would be the least visible.
Response: The project will need a rooftop variance. Placing the rooftop addition on the front would be least disruptive to school’s program as well as less disruptive to the building to the west.
- Ethel: Impact of rooftop addition?
Attorney response: It will be “minimal” impact on the buildings across the street. If the roof top construction is not permitted and the additional 5,000 square feet is not granted, the school will lose ten (10) classrooms.
- Shelly: Of the 5,000 square feet, is 3,000 square feet internal.
Attorney response: That area constitutes approximately 7 of the 10 classrooms to be added.
The Architect added: Rooftop addition is 2,113 square feet. This does not include infill of the 6th floor behind the Mansard. The rooftop will be metal, likely not copper, and the other enclosures not brick. The material will be lighter in weight and color. The interior courtyard both aligns with ethos of the school and needs for a school. With 90’ -0” foot deep floors the interior classrooms become too dark, especially with low ceilings.
- Shelly: How will air be brought into the interior core?
The Architect responded: Interior courtyard will have operable windows.
- Jeannette: What are the open spaces behind the roof top addition and how are they enclosed?
The Architect responded: Parapet walls around the courtyard and around the garden. The Courtyard is 460 square feet.
The courtyard space will be community space at the 4th Floor. The level below is a larger space that will be used for lunch, recess, gathering.
- Jeannette: What is the self-imposed hardship?



Attorney responded: that the school has inherited the configuration of an existing building.

Jeannette: Can you describe more of the appearance of the new roof?

The Architect responded: The rooftop addition will be metal with punched windows. Metal will have vertical pattern with an overlay of circles or other pattern to enliven the roof-scape.. There will also be an applied graphic, here an aerial image of a farm, applied to the east wall to create a contrasting effect and to enliven the typical side wall.

The party wall and rooftop addition would be visible only because the Brandeis campus creates open space to the east of the building.

Page: I am a bit concerned about the graphic which is now a part of the presentation. It adds to the complexity of the proposal and a large photograph-mural, may not be appropriate in this neighborhood as it is very large.

Mark Diller: What happens to the Lot Line windows in 160 West 85th Street?

Attorney response: No impact – neither on rooftop addition nor infill of 6th floor. There is a recess where these windows are presently located

DeNora: Can the “Hardship” relate to programmatic use? If the school decided not to expand, would programmatic needs apply?

Attorney response: There is a need to enlarge the school enrollment to meet programmatic educational requirements.

There was a hiatus, and a brief discussion of the Findings that need to be met, Ethel suggested a reading of the Categories that apply to this project with a response from the applicant demonstrating that the finding had been met. The NYC Zoning Volume was obtained and the appropriate sections read from the Zoning Resolution that govern the variance application.

The Findings [excerpted from the NYC Zoning Text 72-20 Variances (2/2/11)] are:

(a) Physical uniqueness/conditions – unnecessary hardship.

Attorney response: *Uniqueness* based on characteristics and prior history of the building. This *Uniqueness* can be not commonly found in District. *Uniqueness* also bound up in the programmatic needs of the school. The building originally intended for a clubhouse. Double-height spaces are not suitable for most uses other than a music school. Nature and history of building and proposed use fit into the programmatic needs.

Ethel: However, the programmatic needs issue conflates two factors does it not? Are you not claiming anything about the physical conditions?

Attorney response: The BSA will consider nature of the existing of the building when built for different, specific purpose. The BSA requested that programmatic needs be argued in the (a) finding.

Ethel: This is unusual for BSA to ask for programmatic needs as justification in this finding.

(b) That because of such physical conditions that the grant of a variance is therefore necessary to enable the owner to realize a reasonable return

Not applicable to not-for-profits

(c) That the variance, if granted, will not alter the essential character of the neighborhood or district

Attorney response: Case law is strong that *Not For Profits* are allowed variances even if there is a potential adverse impact on the surrounding area. This includes traffic, bulk, and



shadows. Particularly, if the impact on this surrounding neighborhood, where the use already exists. New use will be 1/3 of current student body in existing building. There will be minimal incremental impact on the neighborhood. The fewer number of students will generate less garbage. In sum, the negative impact is the rooftop addition.

(d) That the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner

Attorney response: Practical difficulties are inherent in the use of the building as a school. The school was allowed to buy a building with problems and ask for relief.

(e) That within the intent and purposes of this Resolution, the variance, if granted, is the minimum variance necessary to afford relief

Attorney response: Limited the request by doubling up spaces, by the limiting number of classrooms. This proposal is asking for the bare minimum variance.

Public Comments with Concerns listed in summary format:

1. Sue Steeneken, 151 West 85th Street
 - Mannes students are college age, use public transit, no pick-up.
 - New situation will be a lot of children all at once (parent drop-off; buses?)
 - When Mannes does have weekend programs for kids, the block is gridlocked.
 - Bulk of addition – current street wall is consistent at 60’.
 - Will reduce sunlight.
 - Block is residential. Will impact character.
 - Residents also need light and air.
1. Cathy Hoffmann – 155 West 85th
 - Relieved it is only 1 additional floor.
 - Manhattan is turning into a canyon; lives on a block that is an exception.
 - Should put the addition on the east lot line to overlook the Brandeis gym.

Attorney Response: Rooftop addition does not run the length of the building – so placing addition on the east lot line will not work. The existing condition only runs 60’ from front façade – “L” design will not accommodate.

2. Paul Clifford – 149 West 85th, directly across the street.
 - No comparable between Mannes and a full-time elementary school.
 - Detrimental to character of the neighborhood.
 - Concern – founder of the school opposes the expansion of the enrollment.
 - Reach for additional space is really a need to expand enrollment.
 - Could be back for additional variances?
 - Concern for lack of consultation with the neighbors – we want to be good neighbors, but applicant has gotten off on the wrong foot.
3. Scotti Williston – 143 West 85
 - Brandeis no longer discharges onto West 85th Street because of disruption.
 - Children playing on the roof will be noisy.



- No mention of soundproofing.
 - Graphic on east wall is not appropriate.
 - Three schools on the block.
 - Unfair to impose this on the block across the street of which is in the Historic District.
4. William Morrow – 201 West 85th
 - Selling sheet for building discloses that the building is already over-built per zoning.
 - Why buy this building?
 - Light is important to community as claimed for students.
 - Community will continue to fight.
 5. Edward T. Hall – works with community garden on West 82nd and resides in 141 West 85th
 - Logic of needs is in question.
 - How to ensure that statements are correct.
 - Will be taken away 39 kW of energy from building across the street. Impacts carbon neutrality.
 - Community might be more amenable to application if the applicant used its own space more efficiently.
 6. Darrell Morrison – adjunct in landscape design at Columbia, and resides at 139 West 85th
 - Courtyard as focal center – too small (20 x 25).
 - Applicant has not made effort to achieve sustainability. If sustainability were to be taken as a baseline, then could look at an enlarged building.
 7. Zoe Williams – 155 West 85th
 - Agree
 8. Allen Altchuler – RSD
 - Trustee of school – treasurer
 - School is incredible.
 - 45 years of proof of being a good neighbor.
 - Forthright in making plans known.
 - Reason to move into this building is to grow to 400 students, which is necessary to be economically viable and provide services not possible on East 86th Street.
 - Trying to come to CB7 with good will, even if not universally perceived as such.
 - Traffic – vast majority come by public transportation.
 9. Matthew Ferri – lives on West 86th
 - Building – is unique in that it is over-built already – so far from a reason to grant a variance.
 - No notice on West 86th – also in historic district, and has view of Mannes.
 10. Caroline Cotter – Board member and former teacher.
 - Mannes wanted to leave.
 - Manhattan Country School will make good use.
 - No racial majority; economically diverse.



11. Paula Morrow – 201 West 85th
 - Cannot understand a school purchasing a building not adequate to programmatic needs and then asking neighbors to give up their sky so kids can have light and air.
 - Not being a good neighbor to impose hardship so kids can thrive.
12. Kristin – 131 West 85th
 - Of the 2,000 square feet on the roof, should look at whether programmatic needs can be met without roof.
 - Or explore whether some of the bulk does not impact the light of neighbors.
13. Mary Brey – 131 West 85th
 - Will impact the character of the street because the Mannes building is the jewel of the block – offsets the "boxiness" of Brandeis.
14. Adzila Amani – West 85th
 - Wants to support children.
 - Hurt by way in which applicant is forcing this intrusion onto a lovely corridor.
 - Mannes has max 400 students at any one time because is a college.
 - Same as proposed expanded enrollment.
 - Shadow component – insufficient information. Inadequate presentation.
15. Olga Marquis – West 85th
 - Building is unique – has its own character.
 - Changing aesthetics of building changes the character of the neighborhoods.
 - Building something that doesn't fit changes character. Eclectic.
 - What will you be teaching children in the art room in the rooftop addition if it comes at the price of imposing the addition on the character of the neighborhood.
 - Courtyard experience is questionable – should use classrooms there instead.
 - Lots of options to build elsewhere on existing building without the rooftop addition.
16. Ed Soh – 160 West 85th (next door to the west), co-op treasurer
 - Co-op has not yet made a determination re proposal. Information gathering phase.
 - Need to keep an open mind. Change is happening. Mannes is moving.
 - Multi-use facility for gathering. Education is noble cause. Not sure if this is the right applicant.
 - Brandeis had a bad reputation – found weapons in his back yard. Change is not always bad.
 - Alternatives could be worse.
 - Should talk to their current neighbors to see how they operate/behave.
17. Kelly Collins-Garrod – across 153 West 85th
 - Existing mechanicals?Attorney: will be on top of the addition.
 - Hence height will be another approximately 10' higherAttorney: mechanicals will not run the entire length of the building
 - Current mechanicals do run the entire length.
 - Oppose blocking of light and air and sky view.



- Interior space should be better utilized.
- Got off on the wrong foot – should now eliminate the addition in deference.
- Chose townhouse because wanted lower density.

18. Laura Barbara – 149 West 85th

- Not opposed to a school – just this proposal to alter the façade, especially building on the roof.
- Eager to listen, but have the façade preserved.

19. Michelle Sola – Director of the school

- School is on break this week – community is not available.
- Would love to be part of the conversation about logistics like transportation.
- Will need community support for events.

Board Discussion:

Jeannette: Already a school, children vs. college students.

Shelly: Typically, school and neighbors work together to mitigate and address drop-off. It is a relevant concern because it could change the character of the neighborhood. Another essential function of the community board is to foster the discussions needed.

Mark: Change in age of student population is a relevant factor consider under the (c) finding.

Page: These are relevant consideration. Land use is now as much about the character as it is about the actual use.

As we no longer had a quorum, the Land Use Committee was unable to take a vote.

Clearly there are many issues for the immediate neighbors to consider, and there is considerable information to digest. There needs to time to consider this project, and as this project involves a replacement education facility, which seems a good thing, it would be good to include expertise from other committees. We have had similar school expansion/alteration projects, which have been very difficult to evaluate, but have benefited from more time for Community Board to learn more about the proposal. This also gives the community a chance to learn more and perhaps meet informally together to formulate suggestions and try to solve those issues that can be resolved.

At this time Page conferred with both Shelly Fine and Mark Diller. Page asked the applicant if they would be willing to postpone their BSA hearing a month, to allow more time for all involved or affected by the expansion and addition to review the proposal.

Attorney response:

The Attorney, architect and representatives from the school that were present had a discussion among themselves. They agreed to postpone BSA date until the end of April. This will provide CB7 Land Use Committee, joint with the Youth Education &



Library Committee, to review the project again at the March 18th meeting and to draft a resolution that will be presented to the Full Board on April 7th. Page asked that the applicant call the District Manager, Penny Ryan, to confirm this timeframe.

Page closed the meeting with many thanks to the applicant for their patience and their accommodation.

Respectfully submitted by Mark M. Diller with minor edits and formatting by Page Cowley.
Present: Page Cowley, Sheldon J. Fine, DeNora Getachew, Janette Rausch, Ethel Sheffer, Howard Yaruss. **Absent:** Richard Asche, Brian Jencks, Peter Samton, Roberta Semer. **Non Committee Board Members:** Issac Booker and Mark Diller.



Parks & Environment Committee Meeting Minutes
Klari Neuwelt, Chairperson
February 23, 2015

The Parks and Environment Committee of Community Board 7/Manhattan met on Monday, February 23, 2015, at the District Office, 250 West 87th Street in the District. The meeting was called to order by committee chair Klari Neuwelt at 7:10. The following topics were discussed.

Organics and Other Recycling

Presentation by Glen Nison and Chris Franklin, DSNY (New York City Department of Sanitation).

Electronics recycling.

- As of January 2015, illegal to place any form of electronics into trash for street pickup
- ERI (Electronics Recycling Inc.) is a vendor that administers a program for e-recycling program at individual apartment buildings.
- Now a waiting list of 4,000 buildings for bins for free e-recycling.
- Larger buildings with a professional management company that participates in a training seminar can get on a faster track to become a site served by a bin.
- Smaller buildings' eligibility requires a site-visit from DSNY to confirm the building is ready for participation.
- To be eligible, building must have ramp or grade access to the street. If access to the street requires steps, a building can participate but must devote a room to store accumulated items and then ERI/DSNY would come to collect.
- Also, to be eligible for bins, must have 50+ units in a building (smaller buildings may participate on a "clean-out" basis with a room to store accumulated items).
- Bins are secure – locked. But participants are encouraged to wipe hard discs clean before placing equipment in the bins.
- New website at nyc.gov/dsny and look for e-cycle.

Questions

- Funding provided by electronics manufacturers and GrowNYC, but still rather overwhelming with new demand.
- Alkaline batteries may still be thrown out in the trash; rechargeable batteries (including individual batteries and rechargeable appliances such as clippers etc.) should be returned to the vendor or otherwise be responsibly disposed of.
- Light bulbs – any kind (incandescent/compact fluorescent) may be tossed in regular trash, although many stores will accept at least the compact fluorescent.
- Compliance re e-waste is improving – will eventually start issuing summonses for violations.
- Per Marisa Maack, C-M Rosenthal's Chief of Staff:
Lower East Side Ecology Center – will be at West 77th and Amsterdam on April 12th from 10 to 4 (in front of JCC) for electronic recycling.
- DSNY also has "Safe" events – sort of an amnesty to collect virtually anything (anecdote about a 20-lb jar of mercury).



Composting / Organic Recycling

- Currently a pilot program.
- Program now working with 100,000 households in Queens, Brooklyn and Bronx in 1-9 unit buildings.
- In Manhattan now operating in every public school.
- Waiting list of high-rise buildings in Manhattan.
- Appx 100 buildings in Manhattan now participating but no pilot program in area.
- Buildings would need to enroll; DSNY would need to inspect, and would need a commitment from a large percentage of the tenants/residents to participate (not efficient to provide collection from a large building for only one or a few residents).
- Benefit of DSNY program is that it will collect all sorts of organics, including coffee grinds etc.
- DSNY program collects several times per week, which minimizes the bulk that each household must store.
- Curbside collection from DSNY bin.
- DSNY provides a single large collection bin for street collection; uncertain whether program can also provide kitchen containers for each household.
- Site agreement will spell out the responsibilities of managing agent and co-op board, including the number/percentage participation.

Questions:

- Might be helpful to have resources to convince buildings/boards/managing agents to influence a building/board.
- Bins are rat-proof; actually more rat-secure than current trash bags.
- Once collected, organics sent upstate and composted (some comes back for Parks).
- Still working on analyzing economics of pilot program as to whether it is cost-effective.
- Participation
 - "Re-Fashion" – separate textile recycling program with bins supplied by and collected by DSNY. Partner with Housing Works – some re-sold; rest recycled – none enters the landfill.
 - electronics – 350,000 pounds to date in pilot.
 - paper – still only receiving half of paper consumed and recyclable.
 - metal/glass/plastic – also only receiving only about half. Only about 19%; should be at least 35%.
 - Shred-Fest – not yet scheduled for 2015. Sponsored by NYC Department of Consumer Affairs.
 - overall, 50-60% of recyclables actually being recycled. NYC doing as well as any large city.
- No limit on organics recycling, but outside pilot, would be hard to get a 1-9 unit building enrolled. Otherwise need a larger building.
- No need for individuals to buy or use machines that pre-process organics.
- Education outreach – provides materials, but staff is limited for on-site visits.
 - schools have been difficult to get on board, especially with turnover in staff.
 - other schools have great track record.
- Golden Apple contest to recognize schools that recycle.
- Paper recycling – do not need to separate staples and paper clips.



- CB7 may want to coordinate for future Budget Priorities to better reach out on these programs.
- Should develop building social aspect to outreach to reinforce the initiative to recycle.
- Contact: gnison@dsny.nyc.gov; cfranklin@dsny.nyc.gov

Updates:

- NYC Clean Heat – working through dwindling list of buildings that are still burning No. 6 heating oil with permits that are expired or about to expire. CB7 will post the current list.
- AMNH is proposing to build an addition on what is now part of Theodore Roosevelt Park. Process yet to be defined, and no lead agency has as yet been identified for Environmental Impact Statement process.

Riverside Park South. Update on Phase 6 of the construction of the Park.

Presentation by Margaret Bracken and Michael Bradley, both DPR.

- Not seeking a resolution at this time.
- Riverside South and Riverside Center required development of Riverside Park South by the developer, including through financial contributions from the developer(s).
- Development of Riverside Park South in 7 phases met with certain issues, including changes in funding needs and other factors; and as a result development was re-aligned to expand phase 5 by 2 blocks, and to merge the rest of Phase 6 and Phase 7 into a single Phase 6.
- Developer's contributions will be concentrated in development of Phase 6; certain private as well as public money is being allocated to build phase 5.
- Expect construction of Phase 5 is expected to begin in earnest in Fall 2015 and take appx 2 years.
- Phase 6 problem – budget problem.
- Park construction funding from private developer was based in 1992 on a rough sketch without expert drawings etc.
- Cost of park construction has exceeded the CPI over the intervening years.
- Phase 5 is being financed in part with funding that is being repurposed from federal Highway funds originally allocated toward burying the highway.
- Phase 6, even with repurposing of funding formerly required of the Developer for Phase 5 into the Phase 6 budget, is facing funding shortfalls.
- Phase 6 now anticipated to cost \$22MM. Developer's remaining unaligned funding obligation may include a shortfall.
- Riverside Center has now been sold by Extell et al. to three developers: McDermott (building 2); Silverstein/Gilad (building 5); and GID (buildings 2, 3, 4). Buildings 2 and 5 (facing WEA) are currently under construction.



- Sites for Phase 5 and 6 are still privately owned. When park is completed, owner deeds the site to the City.
- Extell, having sold the sites, has indicated it is no longer obligated to build the park.
- Obligation to build the park rests in the requirement that to obtain a TCO the corresponding part of the park must be completed and deeded.
- Silverstein has identified itself as the party to become responsible to build Phase 6.
- Complication – Silverstein’s Building 5 could be completed and ready to be occupied before Phase 6 is completed, but Restrictive Declaration requires that park be done before the building can receive a Temporary Certificate of Occupancy.
- Silverstein and Tishman (its construction manager) may be able to close certain funding shortfalls for Phase 6.
- Its motivation is to facilitate occupancy of its Building 5.

- Developer re-examining certain features, including a switch-back metal stair at West 70th Street from Riverside Boulevard, which is the most recent incarnation of an idea that originally called for an elevator at that location (the elevator is no longer possible because the obligation to construct the southbound tunnel for burying the Henry Hudson Parkway is no longer part of the plan under the 1992 Restrictive Declaration).

- Specifics for Phase 6 – concern that the CB7 recommendation that lighting for the ballfields in Phase 6 would not be realized.
 - current thought may be to do foundation and wiring for the light poles, but not purchase or install the lighting poles themselves (at appx \$250K each).
 - Silverstein may be able to achieve economies in Park design that Parks alone could not command.
- Consensus that community interest in having lighting for the ballfield is very high, and it would be a huge missed opportunity if that could not be realized.
 - safety and uses other than soccer/baseball would also benefit from this lighting.

- Approval of Riverside Center ULURP included appx \$15MM in additional funding for Riverside Park South. Same rule re inability to obtain TCO unless corresponding amount has been paid in to escrow.
- Unclear at present whether any/all of the \$15MM additional funding associated with the construction of Riverside Center will be needed to complete funding for Phase 6, or whether the funding will all remain available to be purposed elsewhere, within the limits of the Riverside Center amendments to the Restrictive Declaration.

- Solution for Silverstein may be for Silverstein to pay in to an escrow fund held by Parks so that it may obtain its TCOs.
 - Concern – how to ensure that funding placed in escrow now will be sufficient to meet needs later?
 - Reality is that the developers’ contributions (original and the additional Riverside Centerkicker) is fixed.



- Any chance to revisit funding obligation from Extell?
 - Extell's funding obligation is fixed – would not have been obligated to close the \$13MM budget gap even if the originally intended park construction could not be built for the funds prescribed.
- Had it not been for Rep. Nadler's repurposing federal DOT funding to be used for the Park, Phase 5 would be severely compromised in terms of design.
- Because Silverstein is re-examining plans for Phase 6, and looking for design modifications that can stretch build-out dollars, design at Parks has been put on hold (appx 85% completed).
 - e.g. could eliminate pre-cast concrete cladding of the exposed wall of the tunnel; eliminating granite for pre-cast in other locations.
 - all in flux – hope to avoid any compromises on such matters.
 - Will return to the Committee in 3 months.

Central Park. Preliminary discussion with Alexander Han, Revenue Division of DPR, re upcoming new request for proposal for the Loeb Boathouse restaurant concession.

Discussion with Alexander Han.

- Current concession is ending 6/30/16.
- Parallel to the Tavern on the Green – plans for a concession that served park users as well as destination diners has resulted in a more formal restaurant than anticipated.
- Shuttle: current concession includes a trolley-like shuttle vehicle that ferries diners from Fifth Avenue to the restaurant.
- Shuttle: server permitted with 4 stops: 5th and East 72nd, 5th and East 90th, 5th and East 86th, 5th and East 79th.
- Shuttle is a gasoline-powered vehicle. Continuous loop; appx 20 minute loop. Runs year-round.
- Seen by DPR as an alternative to having more private vehicles in the Park. Private cars not permitted in the Boathouse parking lot (only for concessionaire and DPR/Conservancy vehicles).
- Private cars or taxis not permitted on the Park Drive when Drive is otherwise closed.
- Suggestion – if a shuttle/trolley were allowed in next RFP/contract, move to a non-gasoline-powered vehicle.
 - DPR typically grants points/favorable consideration in review for proposals with environmental benefits.
 - DPR may not make a condition of environmentally friendly fuel, just use as a preference.
 - NB that fee offer typically comprises only 25% of score; financial capability (15%) and prior experience (20%) are also significant drivers of the score a proposal receives.
- Anticipate substantial capital investment?
 - expect docks will need to be renovated (for boat rentals for the Lake).
 - current concessionaire is working on a work-around for Summer 2015.
 - Committee suggestion: require upgrading of exterior comfort station



- Possibility of introducing park-user friendly fare to the more formal catering and destination restaurant?
 - possible, but would be considered based on community input and proposers' submissions.
 - one DPR goal is to reach a variety of price points.
- Current menu includes entrees (for Lunch) in the \$22-\$36 range.
- Typical timeline is 1-year from general notice through RFP to granting of contract.
- If new contract will expect significant renovations of the physical structure, RFP/contract should include:
 - possible use of geothermal ground-source heating/cooling (or other environmentally responsible devices), provided it is consistent with the level of new capital investment requirement by the concessionaire; and
 - regular maintenance from a landmark/preservation perspective.
- Recognition that this concession under new license may not be as significantly different the current version as the Tavern is from its prior version.

Alex Han will return to P+E Committee to discuss CB7 input for new RFP when the process officially begins—within a few months.

The meeting was adjourned at 10:10 pm

Present: Klari Neuwelt, Ken Coughlin, Meisha Hunter Burkett and Madelyn Innocent. **Board Member:** Mark N. Diller. **Absent:** Steven Brown, Joanne Imohiosen and David Sasscer.