

Business & Consumer Issues Committee Minutes

Michele Parker and Christian Cordova, Co-Chairpersons
Wednesday December 12, 2018

Business & Consumer Issues Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 7:03 pm by Co-Chairperson Michele Parker.

Committee Members Present: Michele Parker, Christian Cordova, Linda Alexander, Joshua Cohen, Doug Kleiman, Andrew Rigie

The following matters were discussed:

Applications to the SLA for Change to the Method of Operation of existing liquor licenses:

- 1. 768 Amsterdam Avenue** (West 97th Street) Guacamole Midtown Corp. d/b/a Guacamole Taqueria. Change to include non-amplified Acoustic Mariachi, DJ, Live Music, Karaoke, Juke Box.

Presenting for the Applicant – Jared Cooper, Representative; Email address: jac@cooplaw.us:

- Applicant did not want hookah or juke box which were listed on the application. Stated that the business does not use the backyard but use of customers using the backyard was observed.

CB7 Comments:

- Michele Parker stated that it was a problem that the applicant did not post notices prior to the meeting.
- Doug Kleiman: Vote to disapprove.

*After due deliberation the resolution to **disapprove** was adopted*

VOTE: 6-0-0-0

- 2. 938 Amsterdam Avenue** (West 106th Street) Seinfeld Squared LLC., d/b/a Dive 106. Change to include Juke Box, Recorded Music, Live Music: Acoustic Bands, and Other.

Presenting for the Applicant – Lee Seinfeld, owner; email: lee@divebarnyc.com:

- Wanted to add live music to drive business and create a nice vibe a couple of nights a week.

CB7 Comments:

- Linda Alexander stated that it would be a nice addition.
- Christian Cordova stated that he was not aware of any issues at the bar.
- Consensus was that they are good operators.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

Applications to the SLA for a Corporate Change of existing liquor license:

- 3. 955 West End Avenue** (West 106th Street) Mocha Lounge Inc. d/b/a The West End On The Park / West End Lounge. No change to existing Method of Operation: Close at 12 AM, Bookstore, No music.

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Presenting for the Applicant – Joseph Levy, Helbraun and Levey; Email address: dana@helbraunlevey.com:

- Tricky application and change of ownership contingent on change to method of operation being approved.

CB7 Comments:

- The application for the change of ownership included changes to the method of operation and as such the committee cannot approve it.

*After due deliberation the resolution to **disapprove** was adopted*

VOTE: 4-0-2-0

Unenclosed Sidewalk Café Renewals:

4. **403 Amsterdam Avenue** (West 79th – 80th Streets.) Renewal application #2041109-DCA to the Department of Consumer Affairs by Moshgab, Corp., d/b/a Saba's Pizza, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.

Presenting for the Applicant – Robert Callahan, expeditor; email: Kellymlk136@gmail.com:

- Ticket machines were installed which reduced clearance between sidewalk café and bus stop, although they believe it is still legal. However, applicant acknowledged that the bus stop makes it a high traffic area. There have been some community complaints about the tables and chairs creeping out farther than permitted. Mr. Callahan stated that the restaurant owner will have someone frequently check the distance of table and chairs to ensure they remain within the footprint of the sidewalk café.
- Member of the public: Betty Lerner, 175 West 79th Street, Apt 11D. Measured distance and says the café exceeds allowable distance and uses more chairs than permitted. Lerner read a letter which was submitted to the committee.
- Member of public: Regina Karp 172 West 79th Street. 50 year fighting for green space and tonight she is fighting for sidewalk space. Stated that the sidewalk cafe expanding beyond its footprint makes it difficult to walk on the block and it is an obstacle and danger to pedestrians.

CB7 Comments:

- Committee member urged applicant to be responsive to any community complaints.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

5. **423 Amsterdam Avenue** (West 80th – 81st Streets.) 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

Presenting for the Applicant – Robert Callahan, expeditor; email: Kellymlk136@gmail.com:

CB7 Comments:

- Committee stated that they are good operators and it appears that they have workers regularly inspect and keep café clean and in compliance.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

6. **462 Amsterdam Avenue** (West 82nd – 83rd Streets.) Renewal application #2037220-DCA to the Department of Consumer Affairs by Jin Upper West Side, Corp., d/b/a Jin Ramen, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 18 seats.

Presenting for the Applicant – Robert Callahan, expeditor; email: Kellymlk136@gmail.com:

CB7 Comments:

- Asked if winter vestibule is used to seat customers and the answer is no.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

7. **520 Columbus Avenue** (West 85th – 86th Streets.) Renewal application #1006183-DCA to the Department of Consumer Affairs by 520 Columbus Ave, LTD, d/b/a Good Enough To Eat, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 24 seats.

Presenting for the Applicant – Applicant was not present.

*After due deliberation the resolution to **disapprove without prejudice** was adopted*

VOTE: 6-0-0-0

8. **982 Amsterdam Avenue** (West 108th – 109th Streets.) Renewal application #2038092-DCA to the Department of Consumer Affairs by Amity Hall Uptown Inc., d/b/a Amity Hall, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 24 seats.

Presenting for the Applicant – Robert Callahan, expeditor; email: Kellymlk136@gmail.com:

- Glory Ann Kerstein, Member of Community. Lives in area and loves Amity Hall.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

9. **203 West 103rd Street** (Amsterdam Avenue.) Renewal application #1380748-DCA to the Department of Consumer Affairs by 201 West 103, Corp., d/b/a Buca, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 10 seats.

Presenting for the Applicant – Robert Callahan, expeditor; email: Kellymlk136@gmail.com:

CB7 Comments:

- Michele Parker stated that a member of the community wrote to CB7 and said that they like the café and would support giving them a larger café. However, there isn't enough space to give them extra space.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

New Unenclosed Sidewalk Café:

10. **279 Amsterdam Avenue** (West 73rd – 74th Streets.) New application #17089-2018-ASWC to the Department of Consumer Affairs by Blue Bottle Coffee, Inc., d/b/a Blue Bottle Coffee, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Presenting for the Applicant – Martha M. Redo, Bernstein Redo, P.C., email: Martha@brpclaw.com; Kam Islam, Café Leader, Blue Bottle Coffee

CB7 Comments:

- Michele Parker told applicant that they must make sure that chairs and tables remain in accordance with their drawings.

*After due deliberation the resolution to **approve** was adopted*

VOTE: 6-0-0-0

Enclosed Sidewalk Café Renewal:

11. **2518 Broadway** (West 94th Street.) Renewal application #1353598-DCA to the Department of Consumer Affairs by 94 Corner Cafe Corp, d/b/a 94 Corner Cafe, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 20 seats.

Presenting for the Applicant – Applicant was not present.

*After due deliberation the resolution to **disapprove without prejudice** was adopted*

VOTE: 6-0-0-0

12. **Multi-block street fairs.** Public hearing on applications to the Mayor's Street Activity Permit Office for multi-block street fairs in 2019.

Bundled Approval:

DATE	SPONSOR NAME	LOCATION	PRODUCER
4/28/19	Veritas, Inc.	Bway, West 96 th - 102 nd E	Mort & Ray
4/28/19	Duke Ellington Blvd. Neighborhood Association	Bway, West 102 nd - 106 th E	Mort & Ray
4/28/19	24th Precinct Community Council	Bway, West 102 nd - 106 th E	Mort & Ray
4/28/19	Lincoln Square Neighborhood Center	Col, West 66 th - 72 nd	Clearview Festival
5/05/19	Broadway Mall Center	Bway, West 86 th - 93 rd E	Mort & Ray

5/12/19	Committee for Environmentally Sound Development	Bway, West 60 th - 65 th E	Clearview Festival
5/26/19	Coalition for a Livable West Side	Bway, West 72 nd - 82 nd W	Mort & Ray
5/26/19	Safe Haven West Side Basketball League	Bway, West 82 nd - 86 th W	Mort & Ray
6/02/19	Project Open at Lincoln Center Towers	Bway, West 65 th - 72 nd W	Mort & Ray
6/09/19	West Side Federation of Neighborhood & Block Assoc.	Bway, West 73 rd - 82 nd E	Mort & Ray
6/09/19	The Broadway Mall Association	Bway, West 82 nd - 86 th E	Mort & Ray
6/21/19	Mitchell-Lama Residents Coalition	Bway, West 65 th - 72 nd W	Mort & Ray
8/11/19	Valley Restoration, LDC	Col, West 96 th - 106 th	Mardi Gras Festival
8/18/19	Goddard Riverside	Amst, West 79 th - 86 th	Clearview Festival
10/13/19	Bloomingtondale Area Coalition	Bway, West 96 th - 106 th W	Mort & Ray
10/20/19	NAACP Mid-Manhattan Branch	Bway, West 86 th - 90 th W	Mort & Ray
10/20/19	Symphony Space	Bway, West 90 th - 96 th W	Mort & Ray

A. Veritas, Inc.; Duke Ellington Blvd. Neighborhood Association; 24th Precinct Community Council

- Mort & Ray is the Producer
- Date: 4/28/19.
- Location: Broadway, between W 96th - 106th Streets (East Side of Broadway)

B. Lincoln Square Neighborhood Center

- Clearview Festival is the Producer
- Date: 4/28/19.
- Location: Columbus Avenue, between West 66th - 72nd Streets

C. Broadway Mall Center

- Mort & Ray is the Producer
- Date: 5/5/19.
- Location: Broadway, between West 86th - 93rd Streets (East Side of Broadway)

D. Committee for Environmentally Sound Development

- Clearview Festival is the Producer
- Date: 5/12/19.
- Location: Broadway, between West 60th - 65th Streets (East Side of Broadway)

E. Coalition for a Livable West Side; Safe Haven West Side Basketball League

- Mort & Ray is the Producer
- Date: 5/26/19.
- Location: Broadway, between West 72nd - 86th Streets (West Side of Broadway)

F. Project Open at Lincoln Center Towers

- Mort & Ray is the Producer
- Date: 6/2/19.
- Location: Broadway, between West 65th - 72nd Streets (West Side of Broadway)

- G. West Side Federation of Neighborhood & Block Assoc.; The Broadway Mall Association
 - Mort & Ray is the Producer
 - Date: 6/9/19.
 - Location: Broadway, between West 73rd – 86th Streets (East Side of Broadway)

- H. Mitchell-Llama Residents Coalition
 - Mort & Ray is the Producer
 - Date: 6/21/19.
 - Location: Broadway, between West 65th – 72nd Streets (West Side of Broadway)

- I. Valley Restoration, LDC
 - Mardi Gras Festival is the producer.
 - Date: 8/11/19.
 - Location: Columbus Avenue, between West 96th – 106th Streets

- J. Goddard Riverside
 - Clearview Festival is the Producer.
 - Date: 8/18/19.
 - Location: Amsterdam Avenue, between West 79th – 86th Streets

- K. Bloomingdale Area Coalition
 - Mort & Ray is the Producer
 - Date: 10/13/19.
 - Location: Broadway, between West 96th – 106th Streets (West Side of Broadway)

- L. NAACP Mid-Manhattan Branch; Symphony Space
 - Mort & Ray is the Producer
 - Date: 10/20/19.
 - Location: Broadway, between West 86th – 96th Streets (West Side of Broadway)

 - There was discussion about two street fairs being held on the same day.
 - A public speaker stated that CB7 is the only community board that requires all gifts given to good causes by fair organizers be purchased from Upper West Side stores. For example, this makes the gifts more expensive so they can give less toys to children in need.

*After due deliberation the resolution to **approve all street fairs** was adopted*

VOTE: 6-0-0-0

13. New business.

- Committee discussed the pros and cons of the city’s Department of Sanitation’s zone waste proposal.

The meeting ended at 8:45 pm.

COMMUNITY BOARD 7/MANHATTAN MINUTES

Full Board Meeting
December 4, 2018

Community Board 7/Manhattan's Full Board met on Tuesday, December 4, 2018, at Mt. Sinai West in the district.

Chair Roberta Semer called the meeting to order at 6:38 pm after the secretary confirmed the existence of a quorum.

The following matters were discussed:

Chair's Report: Roberta Semer

Minutes from the previous Full Board meeting were **approved**.

Vote: 29-1-0-0

January Meeting will be January 2.

We have an urban fellow working on a database of affordable housing working with Louisa Craddock and me. The Charter Revision Task Force will meet this week.

The Nycha Task Force is looking at problems and potential solutions including RAD and Infill.

She introduced our new Liaison from Borough President Gale Brewer's office, April Adams who will deliver the BP's report later. She introduced the new Executive Officer of the 20th Precinct, Captain Alexandra Sarubbi-Barcia, who will also give a report. She wished everyone happy holidays.

Reports by Elected Officials:

Jerry Nadler

1. Congress will provide oversight of Administration
 - a. Protect Mueller Investigation
 - b. Culture of Corruption
 - c. Interference in Dept of Justice
 - d. Issues on Border and Family Separation
2. Legislative Agenda
 - a. HR1 – Election Reforms (voter suppression, election security, limits on gerrymandering, campaign finance reform)
 - b. DREAMers
 - c. Immigration Reform
 - d. Criminal Justice
 - e. Gun violence
 - f. LGBTQ into the Civil Rights Act
 - g. Antitrust Agenda in committee (and ban compulsory arbitration)
3. Congress takes office 1/3/19
4. Chairman of Judiciary Committee

Brad Hoylman

- Priorities: fix the subways. Congestion pricing and new revenue streams to fund \$40B Fast Forward Plan.
- Important bills that were previously blocked can now be passed: Reproductive Health Act; Gun Laws; Rent Laws; Transgender Human Rights Law; Child Victims Protection Act; Voting Reform; Speed cameras in front of schools – universally

Report by Executive Officer of 20, Captain Alexandra Surrubi-Barcia

- Overall crime down 3%
- Concern: grand larceny – unattended packages, especially with holiday shopping online. Please make arrangements for packages to be secured upon delivery. Don't buzz in people who don't live in the building.
- Extra patrols in houses of worship, special attention to synagogues during Hanukkah.
- Next Build a Block Meeting: Friday, December 7th at 6:30 at Blessed Sacrament 152 West 71st Street for Sector B (70-79).

Community Session:

Dan Slippen, AMNH:

Update on Gilder Center

- Work is continuing
- Clear up false information and scare tactics
- Already did do some work to create more space within the museum but couldn't fit it all within existing structure
- Grown from 2.5 million to 5 million visits a year; 100,000s school and camp group visitors
- New opportunities in science and education
- ULURP: Museum not required to go through this, given state law, lease, prior court decisions. Museum had to receive approval from Parks and LPC and do an Environmental Review. All of that has been done. AMNH came before CB7 and had many meetings. AMNH cannot build at will.
- Not a superfund site. Potential environmental impacts were extensively studied. No known risks that cannot be controlled with use of procedures commonly used in NYC. Prior construction has never yielded such concerns.
- Judge is expected to rule soon.
- Time ceded from: Zachary Campbell, Arielle Dumarnay, Melissa Diaz

Jennifer Zarr, St Agnes Library

- "Knowledge is Power" Library Cards available for a limited time!
- Beginning 1/28 NYPL will be offering browsable circulating DVD collections at hub branches. Library for Performing Arts will have DVDs.

Lindsay, WP Theater

- Two shows coming up.

Amy Hyman, Frederick Douglass Community Center, Children's Aid:

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- Opportunity to renovate library and gym. Never had air conditioning or heat in library or gym. Also will have a children's production theater.
- Wed 12/12 6:00 104th and Columbus – meeting with architects.

Lourdes Camacho, Crossing Guard for PS 199:

- 70th and Amsterdam – construction put a crate in the intersection and made it hard for the kids to cross
- Roberta: board will look into.

Freedom House Issue

Aaron Biller: Testimony entered into the record. (Jessica Kaplan, Dorothy Loper, Paula Bassoff, Noemie Balsamo, Linda Goldstein, Jesse Biller, Randi Biller, Aaron Biller, Debra Whitfield – ceded time)

Mirena Higgins: opposition to yet another shelter on 95th hearing. No COI for this building. Partial stop work order in place. Penalties unpaid by 306 West 94th Street. Mortgage requires consent of lender.

Randi Lirban: Extreme Concern. Block already has two facilities (Red Cross and St Louis Rustin House). Other blocks in the area also house the homeless. This is a family oriented community. This does not fit within Fair Share criteria.

Adam Angel Galvez: Lives AT 306 West 94th. Third time this building has tried to become a shelter. Not fair to put in another shelter there. Scared to walk in the neighborhood.

Kathy Fanning: Pomander Walk. Could not get crime stats from 24th Precinct in time, but will submit when available. Always police activity on the block and at Freedom House. Just moving to 94th Street does not make sense.

Bonnie Epstein: Lived on West 94th for 40 years. Years of testifying in favor of SROs and affordable housing. BUT this is different. Houses homeless adult families. Just moving the mess to 94th Street. Refuse to support anything about the Freedom House move. Block is already on a fragile balance. (With time yielded from Itzak Epstein)

Wolinsky B: Not against homeless shelters. BUT not good to warehouse the mentally ill. Can't stuff mentally ill people into a building all together. Even a big man has had bad experiences with these individuals.

Dylan Heck: Resident at Riverside and 94th. Moving the problem one block over isn't going to solve the problem. Still close to an elementary school and another school. Witnesses countless drug transactions, violence, unsanitary conditions. Usually feel safe, but this area doesn't feel safe. A neighbor was recently punched in the face.

Jessica Spiegel: Live on 95th. Shelter is also going to get bigger. What's going to happen on 95th? Another one coming in??

Roberta: CAB was ineffective because they kept coming back without responding to any of our concerns. We will put this on the Land Use Agenda and invite Housing to join. Meeting is on the 19th and we can have a full discussion at that time.

M Fiegel: 10 shelters between 94-98 between Riverside and Broadway. This is way beyond Fair Share. Praxis also has a troubled history. Propose a Motion: CB7 is opposed to the move and oppose the end-run done around CB7. Howard Yaruss seconded the motion.

Linda: we support shelters, but it's crazy to have so many in a two-block radius.

Ethel: Fair Share criteria widely available. If unsafe conditions, Buildings Department should be investigating. CABs have been effective in other instances.

Ken: Oppose resolution. We should look into this first, before voting on a resolution that we don't know enough about.

Rich: This is a bad actor. Need to deal with this immediately. Prevent bad actors from doing repeat business in our district.

In light of the concerns of the neighbors about the relocation of the shelter at Freedom House on West 95th Street to a new location and different providers 94th Street **be it resolved that the Department of Homeless Services work with the Community Board, the community and elected to officials to ensure the best solutions for the relocation of the shelter.**

VOTE: 30-2-3-0

Manhattan Borough President's Report: April Adams

- CB Membership applications are open and on the website. Some board members need to reapply. Apps due Friday, Feb 8.
- Diaper drive. Can't send kids to daycare without diapers. Can force people to miss work.
- Cultural grants open. Apps due Friday 1/18/19.
- Workshop Ending Gender-Based Violence.
- Rikers. Borough-based jails. Manhattan Detention Complex (the "Tombs").
- M96 Bus. MTA is delaying making any changes or upgrades to buses until 2021.
- Department of Sanitation. 71st and West End – problem with trash proliferation. Got trash cans back.

Reports by Elected Officials' Representatives:

Laurie Hardjocuirgo, Office of Council Speaker Corey Johnson (3rd District):

- 12/6: Accessibility Clinic and Presentation for businesses to learn how to become fully accessible.
- Toy Drive ongoing.

Saadia Santos, Office of State Senator Jose Serrano (29th District):

- Gelatinous substance sent to Congressman Serrano's office (NOT Senator). Everything is ok.
- Serrano will be chair of Senate Majority Conference

- Priorities: Affordable Housing and removing vacancy bonus
- Constituent hours around UWS.

Julien DellaPorta, Office Helen Rosenthal, New York City Council Member (6th District):

- Toy Drive at District Office
- Child protectors for stovetop knobs and fire alarms available at office.
- Housing Clinic at Goddard – 12/5 6:00-8:00 PM
- Department of Finance at office- 12/6 2:00-5:00 PM

Caitlyn Letterii, Office of Assembly Member Linda Rosenthal (67th District):

- Holiday Party at Hargrave House 12/19 6:30-8:30. RSVP to rosenthall@nyassembly.gov.
- Menstrual Hygiene products bill will be signed into law this week
- Feel free to reach out to office if block is missing garbage cans

Business Session:

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

Resolutions Re:

1. **2130 Broadway, dba Flywheel** (West 75th Street.) Application #2018-124-BZ to Board of Standards and Appeals for proposed operation of a physical culture establishment on a portion of the cellar.
VOTE: 32-0-1-0
2. **158/62 West 83rd Street, dba Crunch** (Amsterdam - Columbus.) Application #244-97-BZ to Board of Standards and Appeals for proposal to extend the term of the special permit for ten years.
VOTE: 31-0-0-2
3. **2381 Broadway, dba Bar Method** (West 87th – 88th Streets.) Application #2018-123-BZ to Board of Standards and Appeals for proposed operation of a physical culture establishment on a portion of the cellar and a portion of the first floor of the premises.
VOTE: 27-3-4-0

Preservation Committee, Jay Adolf, Chairperson

Resolutions Re:

4. **508 Columbus Avenue d/b/a Frankie & Matt** (West 84th-85th Streets.) Application #LPC-19-31008 to the Landmarks Preservation Commission to construct a barrier-free access ramp.
VOTE: 35-0-0-1
5. **121 West 88th Street** (Amsterdam – Columbus) Application #LPC-19-27561 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, and modify masonry openings.
VOTE: 34-1-1-0
6. **227 Riverside Drive** (West 95th Street.) Application #LPC-19-23273 to the Landmarks Preservation Commission to modify a barrier-free access ramp installed without Landmarks Preservation Commission permit(s).
VOTE: 34-1-0-0
7. **314 West 100th Street** (West End Ave – Riverside Drive) Application #LPC-19-31806 to the Landmarks Preservation Commission to install a canopy.
VOTE: 36-0-0-0

Transportation Committee, Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolutions Re:

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8. **Newsstand**, N/W/C Columbus Ave & West 72nd Street. New application #16732-2018-ANWS to the Department of Consumer Affairs by MD Mizanur Rahman to construct and operate a newsstand on the Northwest Corner of Columbus Avenue & West 72nd Street.

VOTE: 34-0-1-0

9. **Newsstand**, N/W/C Columbus Ave & West 92nd Street. New application #16946-2018-ANWS to the Department of Consumer Affairs by Rukhsana Abdul Basharto construct and operate a newsstand on the Northwest Corner of Columbus Avenue & West 92nd Street.

- a. Discussion of sale of cigarettes at newsstands
- b. Albert: we could bring a resolution proposing to change the law. This will be on the agenda next month.

VOTE: 23-7-4-0

Business & Consumer Issues Committee, Michele Parker and Christian Cordova, Co-Chairpersons

Resolutions Re:

10. Change Method of Operation Applications:

- **768 Amsterdam Avenue** (West 97th Street) Guacamole Midtown Corp. d/b/a Guacamole Taqueria. Change to include non-amplified Acoustic Mariachi, DJ, Live Music, Karaoke, Juke Box.
- **955 West End Avenue** (West 107th Street) Mocha Lounge Inc, d/b/a The West End Café.
 - **Dan Zweig spoke in favor of resolution to disapprove**
- **VOTE: 34-0-0-0**

11. New applications for two-year on-premises liquor licenses:

- **513 Amsterdam Avenue** (West 85th Street) Punch the Pickle, LLC, d/b/a Lucky Pickle.
- **505 Columbus Avenue** (West 84th Street) JSPIN Management LLC, d/b/a To be Determined.
- **VOTE: 34-0-0-0**
- **305 West End Avenue** (West 74th Street) 305 West End Avenue Operating LLC, d/b/a To be Determined.
- **VOTE: 32-1-1-0**

New Unenclosed Sidewalk Café:

12. **2175 Broadway** (West 76th – 77th Street.) New application #16521-2018- ASWC to the Department of Consumer Affairs by Mille-feuille Bakery Broadway LLC, d/b/a Mille-Feuille Bakery Broadway, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

VOTE: 34-0-0-0

New/Change of Ownership Unenclosed Sidewalk Café:

13. **417 Amsterdam Avenue** (West 79th – 80th Street.) Assignment application #12939-2018--ASWC to the Department of Consumer Affairs by BL 417 Amsterdam NY LLC, d/b/a Bluestone Lane, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 19 seats.

VOTE: 35-0-0-0

Renewal Unenclosed Sidewalk Café:

14. **285 Columbus Avenue** (West 73rd – 74th Street.) Renewal application #1343003-DCA to the Department of Consumer Affairs by Tenzan New York Corp, d/b/a Tenzan Japanese Restaurant, for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 44 seats.

- a. Susan: they have 8-10 ebikes outside the restaurant. This is illegal.
- b. Roberta: We will discuss this will 20
- c. Michelle: we will speak to the applicant

VOTE: 34-0-2-0

Renewal Enclosed Sidewalk Café:

15. **2518 Broadway** (West 94th Street.) Renewal application #1353598-DCA to the Department of Consumer Affairs by 94 Corner Cafe Corp, d/b/a 94 Corner Cafe, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 20 seats.

VOTE: 35-0-0-0

New Business.

Announcement of proposed amendment to CB7's Bylaws regarding term limits for committee chairpersons.

Roberta: Ken will propose the amendment and then discuss it next month.

Klari: Point of Order. No restriction of discussion at the time it's introduced. Important to lay out issues so that people can think about it over the course of the month.

Roberta: Explained that the By-laws call for an amendment to be made at a Full Board Meeting and voted at the next meeting, therefore it makes sense for the discussion to be held at the meeting where Board members will vote.

Ken: Explanation of his resolution. Current Bylaws silent on how long committee chair needs to be non-chair before can become chair again. Also fails to deal with the issue of committees all losing senior chairs at the same time.

Proposed resolution by Board member Ken Coughlin amending Article VII, Section C of the CB7/Manhattan Bylaws with regard to term limits for committee chairs. The proposed amendment clarifies and preserves the current term limits provision while adding a mechanism to ensure continuity when committee chairs are term limited and to avoid the imminent simultaneous loss of the seven most senior committee chairs.

BE IT RESOLVED THAT the below shall be added to paragraph one of Article VII, Sec. C ("Standing Committees") of Community Board 7/Manhattan's Bylaws, immediately following the sentence "Chairpersons of standing committees shall serve no more than 6 years consecutively.":

"After serving 6 years, a committee chair cannot serve again as chair of that committee for at least one year. However, this term limit shall apply only to committees that have two co-chairs and where both co-chairs have served at least three years as co-chair of that committee. In no case shall this term limit apply to both co-chairs of a committee in which both co-chairs would be term-limited in the same 12-month period. In such instances, the co-chair with the greater seniority as chair will be term-limited first. The other co-chair of such a committee will be subject to the 6-year term limit when her or his new co-chair has served at least three years as co-chair."

Discussion

Mark: Not meant to supersede the Chair's power to remove and replace chairs at any time.

Elizabeth: This has been in place for six years, so Chairs have known they need to put a plan in place. Keep in mind how Board term limits will affect this.

Sheldon: Could provide good guidance for Chair on dealing with these issues. Should focus on how the Board can function well.

Chairs who are term-limited can stay on committee as members.

Steve Brown: How many committees affected? Land Use only one with two leaving at the same time.

Klari: Bylaw as it exists right now does not contain any minimal hiatus.

Board Adjourned at 9:25PM. (Attendance will be added).

Housing Committee Meeting Minutes

Community Board 7/Manhattan, December 10, 2018

Louisa Craddock and Melissa Rosenberg, Co-Chairs

Committee Members Present:

Louisa, Craddock (LC), Susan Schwartz (SS), Ira Mitchneck (IM), Lolita Ferrin (LF), Melissa Rosenberg (MR)

Meeting was called to order at 7:05 p.m.

Item 1. Discussion of Committee Priorities for 2019.

- Need to work on better turnout by both the committee and members of the public, especially when speakers are invited.
 - o Post agendas well in advance of meetings – MR and LC will work on this
 - o MR and LC will send reminders several days prior to meetings
 - o Publicity for guest speakers
 - Work with the communications Committee to reach more members of the public
 - Possibly a relationship with the Westside Rag for events
 - Get meetings posted on LinkNYC kiosks- other CBs do this already
 - MR and LC will reach out to Sue and Linda from Comms
- Possible meeting topics
 - o Neighborhood change in Manhattan Valley
 - Discussion of tenant protections and speculation
 - Have Columbus-Amsterdam BID discuss changing businesses
 - Westside Federation- ask local block associations to attend to discuss issues
 - o DOB Office of the Tenant Advocate
 - Enacted in 2017 legislation championed by Helen Rosenthal
 - Office still appears to be vacant
 - Office has not taken any corrective actions against landlords
 - Invite Helen to meeting and ask about how CB can help in advocacy to administration for the position
 - Also invite Goddard to get a sense of local tenant needs
 - o Housing Ambassador presentation
 - HPD partners with community-based service providers in New York City who help people prepare and apply for Housing Connect affordable housing lotteries. Housing Ambassadors can provide information and assistance with the application process.
 - With several affordable projects in construction and pre-application in ULURP, would be useful to help CB7 residents fill community preference units
 - Would require outreach prior to ensure good turnout
 - MR and LC will contact groups to set up presentation for March
 - o NYCHA
 - NYCHA task force is meeting separately
 - Need to figure out how to combine work of task force and committee
 - MR will talk with Madelyn
 - Possibility of organizing an even on RAD and infill
 - o Senior housing and NORCs
 - CB7 has second highest population of seniors in NYC
 - Huge waitlist for affordable senior housing

- Have fellow stud location of seniors in CB7 – then do outreach about NORCs
- Need to coordinate with HHS

Item 2. Schedule of 2019 Meetings.

- **January 14, 2019:** Reports from electeds (TBA) about pending legislation and the anticipated impact on CB7. Discussion of construction harassment and the effectiveness of the Office of the Tenant Advocate (Helen Rosenthal) Presentation from Elected Officials and representatives about their housing priorities in Albany in 2019; Office of the Tenant Advocate in NYC
 - What legislation could actually pass the Senate?
 - How can the CB help to advocate?
 - What are other housing issues brought up by constituents?
 - Helen Rosenthal: discussion of OTA at DOB
- **February 11, 2019:** Presentation on 2020 Census Outreach, jointly with HHS
 - Group NY Counts 2020 has agreed to address committees about outreach strategies to get an accurate count in MCB7
- **March 11, 2019:** Presentation by housing ambassadors on applying for the NYC housing lottery through Housing Connect
- **April 8, 2019:** Report from Liran Tzuman, MCB7 2018-19 Urban Fellow, on his statistical research into forms of affordable housing in the Community District.
 - Discussion of findings and next steps with committee
- **May 13, 2019:** NYCHA – RAD and Infill; repair workflow; other issues
- **June 10, 2019:** Senior housing in the community district, including Naturally Occurring Retirement Communities (NORCs).
- **July 8, 2019:** Presentation by West Side Federation of Neighborhood and Block Associations about community district issues.
- **September 9, 2019:** How is the neighborhood changing? What do we want and how can the Community Board influence affect neighborhood change.
 - Discussion of housing issues and displacement in Manhattan Valley

The meeting was adjourned at 8:20 p.m.

***Parks & Environment Committee Meeting Minutes
Joint Meeting with Transportation & Preservation Committees
December 17, 2018***

Committee Members Present:

Parks & Environment: Steven Brown, Cindy Cardinal, Ken Coughlin, Co-Chair, Klari Neuwelt, Co-Chair, Susan Schwartz.

Preservation: Jay Adolf, Chair, Mark Diller, Susan Schwartz.

Transportation: Ken Coughlin, Doug Kleiman.

Other: Board Chair Roberta Semer.

Committee Members Absent:

Parks & Environment: Natasha Kazmi, Jennifer Markas, Jennifer Nitzky, Tinia Pina.

Preservation: Miki Fiegel, Peter Samton.

Transportation: Andrew Albert, Co-Chair, Isaac Booker, Elizabeth Caputo, Joshua Cohen, Miki Fiegel, Sara Lind, Lillian Moore, Rich Robbins, Su Robotti, Howard Yaruss, Co-Chair.

The meeting was called to order at 7:01 p.m.

PARKS & ENVIRONMENT COMMITTEE, JOINT WITH PRESERVATION AND TRANSPORTATION COMMITTEES

The Rotunda: Presentation by NYC DOT and Department of Parks & Recreation about their plans to reconstruct the 79th Street Rotunda.

Co-Chair Neuwelt gave a brief description of CB7's prior review of this project, including mentioning the three letters that CB7 had sent to the DOT team outlining numerous concerns. She said that the discussion at this meeting should focus on changes in the plans since the prior presentation in October and on CB7 concerns that were still unresolved.

Nick Roberts, Project Manager for the consortium of outside consultants, and Joannene Kidder, Executive Director of Community Affairs and Chief of Staff, Division of Bridges, DOT, presented.

Also present and participating from DPR were Margaret Bracken, Riverside Park Landscape Architect, Ben Kramer, Riverside Park Deputy Administrator, Katie Riley; DPR Rotunda Project Coordinator and Sybil _____, DPR preservation specialist.

Kidder stated that the agency/design team "takeaway" from the prior meeting was four items: the kitchen vents, the historic railing on the existing northern "step ramp", the DPR administrative space (?) and the security gate at that space. She then turned the presentation over to Roberts.

- Project Goals: Comprehensive rehabilitation of the Rotunda and a state of good repair for the NYC Bridge over Amtrak (the section of West 79th Street directly under the Henry Hudson Parkway), restoring the parapet wall masonry at the traffic circle, replacing street lighting, and repairing the Rotunda structure and surface, including the below-ground garage to mitigate leaking, structural and electrical issues.
- Scope of Work: For the West 79th Street Bridge over Amtrak: New roadway concrete deck, steel beams, sidewalks, and approach roadway pavement; new lighting for better roadway visibility; replacement of drainage to convey runoff off the structure.

- The Rotunda structure is comprised of three levels, Traffic Circle, Pedestrian Plaza, and Garage level. The plaza and fountain date to 1937 and were last rehabilitated in 1975. The proposed rehabilitation is designed to be elegant, minimal, and transparent, allowing the historic architecture to be maintained. New elements will use materials and finishes that complement materials and finishes seen throughout Riverside Park. The proposed plaza plan interventions include: installation of an ADA-compliant ramp connecting the traffic circle level with the pedestrian plaza level, opening new concessionaire space at the plaza's south end, renovation of existing restrooms (which will be made ADA-compliant), and installation of a three-bay glass storefront that will house a new NYC DPR administrative office area behind what are currently three blind stone arches.
- After extensive consideration, DOT has determined that bikes will share a single 18-foot-wide lane with vehicles to prevent passing in the traffic lane, rather than constructing a protected bike lane on the traffic circle. The current width of the traffic lane is 31 feet, and it will be reduced to 18 feet by application of a reddish-colored, high-friction surface material that will discourage usage of the traffic circle's perimeter. DOT did a turning analysis for the No. 79 bus and determined that it needs an 18' lane. Cyclists sharing a single 18-foot lane with motorists is intended to reduce traffic speed. The existing masonry barrier is too low to meet current standards. It will be extended upward to 42" with a pipe rail addition painted black. In response to a question by Neuwelt, Roberts responded that this extension is subject to LPC approval because – while the traffic circle level is not generally subject to LPC jurisdiction -- the pipe rail extension would be seen from below.
- Roberts showed the proposed locations for two kitchen exhaust vents – in two small grassy areas near the pedestrian plaza. He said that venting would be routed through the garage to these two exhaust locations. For the new DPR administrative space at the pedestrian plaza level, Roberts showed clear glass doors with black steel mullions and butt glazing. He showed a metal roll-down security gate at the interior of the glass doors, saying that it is intended to be similar to the one recently installed at the 102nd Street fieldhouse in Riverside Park.
- Roberts showed a proposed replication of the missing historical railing on the southern step ramp (stone staircase) adjacent to the proposed location of the new ADA-compliant pedestrian ramp. He said that the replication was based on the original designs for the railing, which were available to the design team.
- DOT expects the project to go to the Landmarks Preservation Commission (LPC) for a public hearing, rather than approval at the staff level. The final LPC proposal is not yet complete.

When Roberts finished his presentation, Neuwelt said that it was disappointing that many items in CB7's most recent letter to the DOT team, dated October 31, 2018, had not been addressed.

The discussion was then divided into two parts: 1) discussion of traffic issues in the traffic circle, and 2) discussion of items that must be presented to LPC and other outstanding issues.

Traffic circle discussion:

- Traffic circle Committee comments, questions and discussion:
 - Ken Coughlin: The traffic circle treatment is the same as the one proposed in October, with the buses maxing out the width of the lane. Why can't there be a separate, protected bike lane, as

- requested? Answer: DOT has determined this is not feasible, given the limited width of the lane and limited visibility on the northern side of the traffic circle with respect to vehicles entering the traffic circle from the southbound exit ramp from the Henry Hudson Parkway. DOT stated that it is safer to share the circle, thereby slowing down all traffic. The reddish-colored surface material, while uncomfortable to ride on, is not sufficiently raised to prevent cyclists from riding on it, thereby providing a refuge area, if needed.
- Steven Brown: Concerned about buses and the dangers they pose to cyclists, and that the DOT proposal will create a worse problem. Answer: DOT believes the traffic will all be able to merge together safely. Greg Fisher, DOT, noted that current safety regulations do not permit new traffic circles to mix bikes and vehicles, but this traffic circle is grandfathered.
 - Cindy Cardinal: Will cars hear the sound of the graveled surface, letting them know not to drive on it? Answer: Drivers will feel it, and bikes can ride on it safely, but it will be unpleasant. This surface has been used elsewhere in NYC to mark dedicated bike lanes.
 - Susan Schwartz: How often do buses go around the circle? Answer: Every five minutes, approximately.
 - Doug Kleiman: What is the speed on the off-ramp? Concern about the ability of cars to safely reduce their speed in time. Answer: There will be necking down of the off-ramp and new signage.
 - Klari Neuwelt: Is it possible to have a separate bike lane? Kidder: It is possible, but not advisable because of sight distance issues. DOT cycling experts believe that the proposed solution is the best one.
 - Mark Diller: Noted that the red surfacing is a “huge mistake,” unreasonably expecting two lanes headed westbound on West 79th Street to merge into one lane of both motor vehicles and cyclists. Also, thermoplastic road surface markings don’t last. His experience cycling at the site is not as shown in the presentation.
 - Jay Adolf: Is there another way to access the greenway bike paths at 79th Street without bikes having to ride on the traffic circle? Answer: No.

Traffic circle Community comments:

- Andreas Turanski, resident of West 92nd Street, bikes on workdays to the financial district and is pleased the traffic circle will be resurfaced, but very concerned about the danger of bikes and cars mixing. He has used over 300 Citi Bike stations and also rides his own bike. Rough surfaces are no place for cyclists. He is overtaken by cars at the Rotunda traffic circle; they never wait for him.
 - Mark Gorton, a daily bike commuter, is more concerned about cars than buses as a danger to bikes, with the cars exiting the highway as his biggest concern. Wonders if there is a way to open up the line of sight so a protected bike lane would be possible, and also as a way to keep cars that are entering the highway southbound from accelerating. Also, there is a drainage grate just beyond the southbound entrance that is a hazard to cyclists.
 - Andy Rosenthal, who lives across the street and walks his dog in the area, feels this proposal has “utterly failed Vision Zero.” Asks if “Jersey barriers” would be a possibility to separate bikes from motor vehicles.
 - Ira Gershenhorn would prefer an earlier neckdown for motor vehicles using the southbound exit, and suggests knock-down bollards.
 - David Vassar wonders whether drivers will get the import of the red paving and suggests bollards.
- Nick Roberts: There will be normal highway striping.

- Peter Frishauf, West 103rd Street resident, who rides a bike and drives a car, agrees with the previous comments and thinks signage is crucial, but that shared space for drivers and cyclists is not acceptable design. Also wonders if a protected bike lane would be possible for the south side of the circle. DOT: it is not feasible because consistency is important.
- Brad Taylor, who lives at 94th & Columbus and was previously co-chair of Community Board 9's Parks Committee, says the current traffic circle is chaos and that the proposal would be only slightly better.

Ken Coughlin: concern that cyclists entering at 79th Street would follow the red pavement at the north end of the circle onto the southbound off-ramp. Roberts responded that signage would take care of this.

Greg Fisher (DOT team): There must be gaps in the barrier at various points for entries and exits of the traffic circle.

Roberta Semer: This was a 1937 design. CB7 has now asked that every bike lane be protected. Jay Adolf: That is not true.

At the end of the discussion, in response to a question asking DOT to further define its position on the traffic circle issues following the comments at this meeting, DOT agreed to consider further tweaking of the traffic circle design, but said that the basic plan for the reddish pavement markings, and without a protected bike lane, would not be changed.

Klari Neuwelt: Comments at this meeting about the proposal to neck down the southbound highway exit have generally been favorable, but the comments on the proposal to limit cyclists and motorists to one shared lane and to add the rough red paving sections have been essentially entirely negative.

Klari Neuwelt: We will put aside the issues concerning traffic and bus re-routing during the construction period and related mitigations because neither Andrew Albert nor Howard Yaruss, the co-chairs of the Transportation Committee, are in attendance. Most likely those issues will be addressed in the future primarily by CB7's Transportation Committee, and there will also likely be a separate Construction Task Force created for this project to address these issues on an ongoing basis during the construction period.

LPC issues discussion:

- Jay Adolf: The LPC issues for this project have not been finalized, so we would like to have another meeting at the CB7 Preservation Committee to see the final presentation. Kidder agreed to consider making a presentation of the final LPC proposal at the next Preservation Committee meeting on January 10th, which would begin at 6:00 p.m. to allow sufficient time for this project and other, regular Preservation Committee matters to be discussed. Klari Neuwelt noted that CB7 had asked DOT to provide its full LPC presentation materials at this meeting, but that it had not done so, so that an additional meeting at CB7 was necessary prior to CB7 taking a position on the LPC aspects of the project. Kidder noted that LPC had not yet calendared this item, but that LPC will require a public hearing, not just staff-level approval.
- Mark Diller: Preservation elements of the project that were previously presented were good, such as the lower level grilles and the restoration of the Guastavino tile work. Klari Neuwelt: Also the replication of the original turtles at the fountain. Mark Diller: The replication of the bronze railing at the step ramp introduced at this meeting looks good, but the doors to the new

- DPR office space look rather rectangular on the inside. Roberts: They must be rectangular on the inside to accommodate ventilation ducts over the doors.
- Klari Neuwelt: Why black metal frames on the doors, which seems incongruous, rather than butt-jointed glass or some other color of metal? Roberts: Frames are being used for strength (?). Neuwelt: What is the design for the railing on the new ADA ramp, which was one of the open items at our last meeting? Response: a modern design with integrated lighting.
 - Klari Neuwelt: Should consider some decorative elements on the DPR doors and security gate that evoke the colors, materials and/or design of the surrounding Rotunda elements. Questions the off-the-shelf silvery color of the proposed gate. Gates at 102nd Street fieldhouse are new and not necessarily an appropriate element to match here, as opposed to coordinating with historic elements of the Rotunda. Roberts: Want the intervention to be “transparent”, not be confused with original elements of Rotunda. DPR reps: same.
 - Klari Neuwelt: What about the doors/gate for the new concession work area? We haven’t seen any rendering of that. Doesn’t it have the same issues as the entry to the new DPR space? DOT/DPR: There will be simple doors. Its entrance is is not like that of the new DPR facility.
 - Doug Kleiman: Would DOT consider using bird-safe glass for the storefront on the plaza level? DOT Response: This is not necessary, since there is little bird traffic at this level. Kleiman is also concerned about the type of kitchen venting and urges DOT to consider a precipitator to minimize environmental impact from grease-laden exhaust. It was later discussed that the actual venting system will be provided by the concessionaire pursuant to a new RFP from DPR when this project is complete.

- Community Comments

- Ken Chaya, UWS Naturalist Group, is concerned about the relocation of the kitchen vents to a green space. Margaret Bracken, Riverside Park Landscape Architect, said that those grassy areas are not used for sitting, are on the top of the structure, and have limited potential for park users. Chaya also noted that the Atlantic Flyway goes over this area and has needs for the birds.
- Ira Gershenhorn , UWS Naturalist Group: Concerned about the materials being removed from under the arches being reused. DOT Response: The stone will be stored and reused.
- Josette Amato, West End Preservation Society, is concerned about the infill under the arches – says it looks like a “shopping mall” and is a missed opportunity. Agrees with Neuwelt that designers should consider adding elements to doors and security gate that evoke the historic design. Question about image shown on 19th slide (19th page of 21-page PDF of slide presentation) that appears to show decorative pointed arches within new archways for DPR office area. DOT Response: that image shows a reflection. There are no decorative elements planned for the new glass doors.
- Daniel Atha, UWS Naturalist Group: Desire for more vegetation, would like to see the project “greened up”, including berries for birds.

Other outstanding matters:

- Klari Neuwelt: The staging is for a 3-4 year project – has DOT looked into the possibility of using the north and/or south parking lots in Riverside Park at 95th Street for staging, as we suggested in our prior letters? DOT Response: DOT has not done this. Kidder: The plan is to use the ball fields at the river at about West 76th Street for staging, but the contractor will restore the fields

- after the project is completed. DOT will be doing viaduct work in Riverside Park and will be using part of one of the 95th Street parking lots for staging.
- Steven Brown: Strong opposition to the use of the ball fields, taking them out of use by the Little League for 3-4 years. What alternate staging sites have they studied? He will not vote in favor of this project unless there is an alternate staging area identified. Has DOT reached out to the West Side Little League? DOT Response: That is not DOT's responsibility. DPR: They have not done so as of now. Roberts: For staging, they have looked at the ballfields, at areas of 79th Street east of Riverside Drive (not practical), at the cloverleaves (some tree removal would likely be needed) and at a barge in the river (almost certainly ruled out).
 - Community member Ken Chaya: There is a limited window for kids to participate in Little League, just a few years. An entire age group of kids would be frozen out if the ballfields were used for staging.

Roberts/Kidder: DOT will look again at potential staging areas, possibly including a combination of the cloverleaves, which are currently lightly used and will be closed for the duration of the project, and other locations.

Klari Neuwelt: Will the Esplanade remain open and in use at all times during the project, which is a central goal of CB7 on behalf of park users? Kidder: DOT has "no intention" to close it at any time. However, Roberts and Kidder stated that a contractor may choose its "means and methods" in doing a project, saying that the owner's dictating means and methods could raise the price of the project. Neuwelt: Does not believe that NYC can't dictate for a project of this nature terms that protect park users, including the permissible staging areas and keeping the Esplanade open at all times.

Klari Neuwelt: Final concern stated in our October 31 letter and not addressed is moving the trash containers for the concession that are currently at the lowest (river)level immediately adjacent to the mandated cycle route. Believes that there needs to be a specific commitment now to eliminating those dumpsters from that site. Response, Katie Riley, DPR project coordinator: DPR will not allow the new concessionaire to put those open dumpsters back.

Next steps: The participating committees decided that a resolution would be premature given the many outstanding issues. The current plan is to reconvene at the January 10th Preservation Committee meeting, beginning at 6:00 p.m., with this item first on the agenda, to address all outstanding issues, not just the LPC issues.

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

Preservation Committee Minutes

December 13, 2018

The Preservation Committee of Community Board 7/Manhattan met on Thursday, December 13, 2018, at the CB7 District Office, 250 West 87th Street. The meeting was called to order at 6:30 pm by Chair Jay Adolf. Committee members Mark Diller and Peter Samton participated in the meeting. The following discussions were had and actions taken.

1 West 67th Street (Hotel des Artistes) (Central Park West) Application to the Landmarks Preservation Commission for window replacement (Apartment 315)

Presentation by: Sam Landon, Robert Marino Architects

- Application concerns Apartment 315 in the Hotel des Artistes (ca 1917). The apartment is located on the third floor and the third floor mezzanine – the equivalent of a duplex or cathedral space with a loft of balcony area.
- Application concerns the windows facing West 67th Street and facing the rear courtyard.
- The windows facing West 67th Street are in panels with 3 rows – one each at the third floor and third floor mezzanine levels, with a glass spandrel row in between.
- The spandrel windows are composed of 3 vertical columns with 4 tall, thin non-operable vertical panels in each. The spandrel glass is not transparent.
- The bottom row consists of 2 groups of 2 operable casement windows flanking a center non-operable fixed panel. Each of the 3 columns in the bottom row are divided vertically by muntins into two matching pairs.
- The top row has 3 main columns each divided vertically by muntins into 4 matching smaller columns, with the center set fixed and the flanking sets as operable casements.
- The proposal is to replace each of the existing original windows with modern casements in the same configuration. The replacement windows will be in the same materials and color (steel painted a low-luster powder black), and will simply be modern equivalents (with modern thermal properties).
- The proposed new windows will match the existing openings and fit within the existing spaces. The new windows will have true divided lights.
- A decorative steel element above the middle panel in the bottom row will be retained and re-installed.
- The Courtyard windows are not visible. The proposal is to replace them with matching 2:2 wood double-hung windows.

Community Comment:

- None

Committee Discussion:

- Appropriate.

Resolution: Approve as presented.

VOTE: 3-0-0-0.

241-243 West 75th Street (Broadway - West End Avenue). Application to the Landmarks Preservation Commission for a two-story rooftop addition, façade restoration, new windows, parapet restoration/replacement, and an ADA ramp.

Presentation by: Jason Holmes of Arpad Baksa (architects); Adam Greene and Raymond Chera (owners)

- Originally the structure were two separate townhouses that were inartfully combined in 1995 (pre-designation).
- The townhouses were built ca 1884-85 as two of group of 5. These two buildings are the only remaining buildings from the group.
- The existing fourth floor was added in 1995 as part of the combination.

- The building is in severe disrepair.
- Front façade was painted over years ago. Underneath the paint, the stone façade is spalling and the paint is peeling from water penetration.
- There is a sloped slate roof across the two buildings that is missing tiles.
- Building 243 building has a small mansard effect on one small portion of the top floor.
- The rear façade is also spalling. The parapet is covered with tar at the top of 243 in an ersatz attempt at waterproofing.
- At the front of 241, there is a terrace formed by a setback that has a triangular roof supported by thin metal columns that partially enclose the terrace from above.

- Proposal is to expand the existing 4th floor rooftop addition, add a smaller rooftop addition above the 4th floor, restore the façade, repair the parapet, and excavate and expand the cellar. All of the changes will be within the existing footprint.

- Front Façade and Entrance:
 - The new front entrance will include an ADA access ramp from the west to the main entrance. The current condition provides access to the main entrance via an areaway that is a few steps down from the sidewalk level. The areaway also serves as a garbage collection area.
 - Proposal is to install a ramp and remove the garbage storage area.

- Rear façade:
 - Existing condition includes an L extension on 243 at the basement, parlor and second floors.
 - Proposal is to infill the rear yard to the 30' depth, but to retain the L extension, which is grandfathered to penetrate deeper into the rear yard.
 - The new rear façade will 8'2" from the existing rear façade, and is proposed to be full height. The L extension will not be made taller.
 - Rear façade materials – common red bricks to match the existing condition.
 - Existing rear fenestration on both 241 and 243 are a column of paired 1:1 double-hung windows on the left and a column of single 1:1 windows to the right, except that on 241, the existing condition at the fourth floor consists of a four-panel window unit with operable narrow 1:1 windows flanking two fixed picture window panels. The relative sizes of the fixed and operable windows in the unit are roughly equal. The top floor of 243 has two small 1:1 punched windows. The L extension has a single large punched 1:1 window roughly in the center of the north-facing surface.

- Proposed windows on the new rear façade: replacing in kind at the basement, parlor, second and third floors. The punched window above the L extension at 243 will become a door to access the roof of the extension as a terrace. Proposed windows at the fourth floor of 241 will be an expanded version of the existing 4-part window unit, with a configuration of two fixed panels flanked by larger 1:1 double-hung windows. This same new configuration is proposed for the 4th and 5th floors of 243. The proposed 5th floor of 241 will be a pair of 1:1 windows that align with the west edge of the column of smaller windows below.
- Rooftop :
- Proposing an enlargement of the existing 4th floor rooftop addition and the creation of a new 5th floor/rooftop addition.
- The proposed 5th floor is to be set back 25'9" from the front façade.
- The existing fourth floor is set back 16'5" from the front façade.
- The proposed 5th floor is claimed not to be visible from the street, although the applicant concedes that the proposed new elevator bulkhead is partially visible from across the street.
- While the elevator bulkhead is drawn as a separate column, its surfaces are integrated into the design of the proposed 4th floor, and will read as a sizeable blank wall facing the front of the building.
- The mechanicals and rooftop railing for the proposed 5th floor/rooftop addition is slightly taller than the existing apartment building to the west.
- The rear façade of the proposed rooftop addition is to align with the proposed full height rear yard extension.
- Windows on the rear façade of the rooftop addition will be 1:1 double-hung.
- The front of the combined rooftop additions will be brick with double-doors leading to the rooftop terraces at each of 241 and 243.
- Other than the proposed double doors, there will be no fenestration planned for the front of the proposed expanded 4th or 5th floors.
- Floor to floor heights 4th floor is 9'6", 5th floor is 10'7".
- The proposed 4th floor includes lowering the roof of the floor below and limiting its ceiling heights so as to be able to add the proposed 5th floor and stay within the limits of the Sliver Law.
- The railing proposed for the terrace above the 5th floor is to be metal with thin vertical struts. Thinner railings are proposed for the entranceway and the sides of the ADA ramp leading through the former areaway.
- Railing at the fourth floor on 241 is different in configuration than the railing at the third floor of 243.
- Front façade restoration:
- Removing the paint and restoring the brownstone materials. There is currently screen material enclosing the roofed-over terrace/porch on 241 that will be removed.
- The front façade windows will be replaced with 1:1 wood double-hung windows, painted black, that will use the same existing openings.
- Proposal includes restoring the sloped roof above the front terrace at 241.
- To accommodate the ADA compliant ramp, the main entrance will be moved from the 243 building to the center of the combined buildings.

Community Comment:

Josette Amato – West End Preservation Society

- The presentation needs a better rendering of the proposed rooftop addition. It is difficult to understand the design proposed.

Community Board 7/ Manhattan

- Cannot make an informed judgment about the design based on the drawings provided.
- Q: Will the slate roof be restored?
- A: Yes – will restore in slate.
- The proposal for the roof is too massive. The proposed new units on the roof are not an integral part of the building beneath it, and add height without any appropriate detail or dimension.
- The height of the rooftop addition should not extend above the building to the west, especially if it is only for railings.

Committee Discussion:

- Should make the elevator over-run smaller.
- The portion of the rooftop addition consisting of the elevator bulkhead is visible from across the street, and was intentionally designed with a notch to avoid further visibility from other angles through the alley between 241 and the neighboring apartment building to the east.
- There is a fundamental problem with the rooftop additions facing south. There are no windows, just doors and a massive blank space. The front is too solid-looking. This is a missed opportunity.
- Absence of south-facing windows is curious. Gives the impression that the front of the building above the roof is all mechanical equipment when it is occupiable space.
- Such undifferentiated facades and blank spaces are not appropriate.
- The railings at the 5th floor should relate more to the existing façade below, and should be consistent with other railings used on the front facade.
- The rooftop addition and railings are not appropriate.
- The elevator bulkhead is integral to the proposed expanded 4th floor, and is visible, so the entire extension should be viewed as visible.
- The proposed blank surfaces and undifferentiated rooftop addition appearance from the south is inappropriate.
- The full-width rear façade extension should not be full-height. The existing plane of the top floor should be retained to differentiate new from old.
- The windows proposed for the new rear façade are curious, in that they call for larger panels above and punched windows below, whereas most projects seek the reverse.
- Accepts that the rooftop addition is not further visible due to the intentional mitigation of the alley-way view.
- Q: can the elevator bulkhead be reduced?
- A: the mechanicals need the entire height.
- If the front terraces are common spaces, tenants in those apartments may object to windows on the front rooftop addition façade creating visibility into the apartments.
- Otherwise appropriate.
- Should make front façade railings consistent, but as a preference, not a condition.

Resolution: Approve with a strong recommendation to redesign the front façade of the proposed rooftop addition to include fenestration and architectural detail, and to make the railings on the rooftop addition and front façade be consistent.

VOTE: 3-0-0-0.

Calendared – 1/22/19

315 Central Park West (West 91-92 Street) Application to the Landmarks Preservation Commission for a proposed elevator bulkhead enlargement.

Presentation by: Ron Kopels, Architect

- Existing condition on the floor includes 3 elevator bulkheads functioning as wheel rooms.
- Proposal is to expand the height each of the 3 bulkheads at the approximate same location as existing. The new bulkheads will be approximately 10' taller, or approximately 18' from the roof surface.
- One of the three new bulkheads will be at the same height as the water tower; the remaining two will be shorter.
- The existing skylights will be removed to lessen visibility. One of the bulkheads will be rotated and cantilevered to minimize visibility as well.
- The existing bulkheads are visible from within Central Park through the trees, and from the west along West 92nd Street over PS 84, and from West 91st Street and Columbus.
- The enlarged bulkheads will be visible from those angles as well, and will also be visible from Central Park West at West 90th Street.
- Materials – the existing bulkheads are clad in salmon-colored stucco.
- Proposal is to clad the bulkheads in a “Monroe” beige color, which is believed to be a more historic color for stucco.

Community Comments:

- none

Committee Discussion:

- Utilitarian elevator bulkheads such as these are a part of the typical UWS roofscape – same as water towers.
- Change from salmon color to beige stucco is reason enough to approve.

Resolution: To approve as presented as minimally appropriate.

VOTE: 2-0-1-0

Calendared 1/9/19

360 Central Park West (West 96 Street) Application to the Landmarks Preservation Commission for a proposed penthouse modifications and expansion.

Presentation by: Cas Stachelberg and Sarah Ripple of Higgins Quasebarth; Eugene Flotteron, Architect

- Building consists of 2 towers – one facing CPW and West 96 and the second facing West 95th that has a corner unrelated apartment building occupying the corner of West 95th Street and CPW. The north and south buildings are connected at the first floor
- Proposal concerns the existing penthouses at the north and south towers.
- Summary of proposal:

Community Board 7/ Manhattan

- The north penthouse is clad in grey corrugated metal. Proposal is to reclad it in brick with new fenestration.
- South penthouse to be expanded, with portions to be reclad from corrugated metal to brick..
- North
- Replacing non-historic slider windows with multilight and expanding
- South
- Existing penthouse behind two stair bulkheads.
- Proposal to add a penthouse between and in front of the bulkheads.
- North penthouse:
 - Existing façade is grey corrugated metal. It is set back from the cornice several feet, creating a terrace space to the east and north as well as to the west.
 - Proposal is to reclad the surface with brick to match the rest of the building.
 - Reconfiguring the penthouse internally from 3 apartments to 2, but not changing the footprint or volume. The new apartments will be the top halves of duplexes.
 - The proposed new windows will be multilight panels in columns of 4 units that function as doors.
 - Rear façade (facing west) will add new windows and replace the corrugated metal with brick (some of that façade is currently brick and will remain).
- The existing condition is visible from various locations and angles. Mock-up highlights the changing windows.
- Windows below are primarily 6:6 double-hung.
- The penthouse is also visible from within Central Park.
- Brick will be a more plain form that will match the brick used in the water tower enclosure, not the more terra-cotta decorative brick on the main façade.
- South:
 - The existing condition includes a small penthouse on the north side of the roof behind a pair of stair bulkheads. The existing bulkheads are clad in brick; portions of the existing penthouse are clad in corrugated metal similar to that on the north tower.
 - The proposal includes expanding the penthouse footprint to the south, making the existing stair bulkheads integral to new east and west walls that will create an indoor passage between the bulkheads to a larger south-facing sun room.
 - Existing mechanical units will be pushed back from the front (south-facing) façade cornice to create a small open terrace.
 - The proposed new penthouse will be set back from 15' from the south façade, and will not be visible from across the street.
 - The existing penthouse and the proposed new penthouse will be visible from Columbus Avenue at West 95th Street due to varying building heights.
 - The south façade of the proposed penthouse will include French doors and punched windows, with tall panels of glass and operable doors with transom bars across the top.
 - Only the west façade of the proposed penthouse will be visible from Columbus Avenue; the south-facing fenestration will not be visible.

Community Comments:

- none

Committee Discussion:

- Appropriate
- Replacing metal with brick is an enhancement.

Resolution: Approve as presented.

VOTE: 3-0-0-0

311 West 100th Street (West End Avenue – Riverside Drive). Application to for a rooftop addition and restoration.

Presentation by: Themis Haralabides, Architect

- Second in a row of 9 townhouses.
- Existing condition includes an L extension – the row alternates L extensions in pairs in a classic dental pattern.
- Façade has an original entrance with only a few steps.
- Front Façade – new Marvin windows – wood 1:1 double-hung. Painted black.
- Entry doors are not historic –replace metal with wood double doors.
- Façade in good shape.
- Side entrance on the west side of the façade has a metal door that will be retained.
- Expect front façade to be approved at Staff level.
- Rooftop Addition
- 3 of the group of 9 have existing (pre-designation) rooftop additions.
- The height of the proposed addition will be 10’4” – set back 16’ from the front and 9’ from the back facades. Due to the height, chimney extensions will be required.
- The proposed rooftop addition will not be visible from the public way.
- Proposed Addition will be faced in brick. Front windows will be a unit of four columns, two of which will be French doors flanked by equal sized fixed panels. Each column consists of four squares in divided light.
- Windows on the rear of the proposed rooftop addition will have similar units with four columns of divided light.
- The proposal includes a small elevator bulkhead extending above the roof of the proposed addition. It will be modest in size because the elevator is a hydraulic lift.
- Front areaway fence and railing:
- The main entrance is on the east side of the front façade.
- The current condition includes four steps up from the sidewalk level to a small stoop. The base of the steps are flanked by stone newel posts.
- Proposal to refurbish the blue stone steps, and to enclose the areaway between the steps and the west lot line with a black railing with simple posts that will replicate the historic grille on a window on the

front façade, including a band of small circles near the top of the fence.

- Rear Yard Extension:
- The existing condition includes an L extension on the east side that covers the ground, parlor, second and third floors. The L extension's west (or inward-facing) façade has single small punched windows at the parlor, second and third floors.
- Proposal is to have two square punched windows at each of the second and third floors.
- Proposal also includes large divided light window units with square panels in columns surrounded by brick on the north and west facades of the L extension at the parlor floor and the ground floor.
- The neighbor to the west has a tall fence that will obscure the proposed ground and parlor floor window units.
- Existing north elevation of the L extension has small punched windows. Proposed north façade of the L extension will have larger punched windows at the second and third floors above the divided light window units referenced above at the ground and parlor floors.
- The proposed fourth floor has a punched window and door onto the terrace formed by the top of the L extension. Proposal is another larger window unit across the top floor.
- Railings at the terraces – steel railings with small stiles – made of black metal.

- The existing condition also includes a further extension into the rear yard. It is a single story at the ground level, and is aligned with the existing L extension.
- The proposal is to remove the further extension and restore that footprint to the rear yard. The 1-story extension is 9' deep into the yard.

- The proposal also includes replacing the existing trellis fence on the west side of the rear yard with a fence composed of cedar planks.

- Excavation of cellar:
- The proposal includes excavating the yard in between the L extension and the west lot line to create light and a lower level yard in front of the cellar.
- The cellar will have a door entrance to the excavated portion of the rear yard, and stairs leading from the excavated area to the main portion of the rear yard north of the L extension.
- The dimensions of the excavation will be 7' x 9', less the retaining walls.

- Brick privacy wall to replace existing wood fence on the north lot line.
- The new wall will function in part as a retaining wall because of a grade difference from the yard behind in the donut.

Community Comment:

- None

Committee Comment:

- Presentation is problematic because of lack of details.
- Need plans, elevations of neighboring buildings, etc.
- Front yard fence is not appropriate – posts extending above the horizontal band is not appropriate and potentially dangerous.

- Areaway enclosure is not appropriate – but accepts that if the neighbor has one, it could be allowed.

- Concern about the proposed large picture windows at the fourth floor of the rear façade. There should be a separate plane aligning with the planes of the neighboring townhouses, with punched openings, to create the contrast between the historic and remodeled facades.
- Appreciates masonry surrounds and configuration of divided light large window units.
- Punched windows at the top floor – LPC usually wants the punched windows.
- Overall can approve as appropriate.

Resolution: Approve as presented with a strong recommendation that the large windows on the top floor of the rear façade be redesigned to consist of individual punched windows to echo those of the neighboring buildings and create a separate plane contrasting with the revised facades below.

VOTE: 2-1-0-0

Adjourned 10:02 pm

Transportation Committee Meeting Minutes

Andrew Albert, Howard Yaris Co-Chairs

December 11, 2019

Meeting was called to order at 7:05 pm

Attending: Howard Yaris, Chair, Suzanne Robotti, Ken Coughlin, Sarah Lind, Elizabeth Caputo, Richard Robbins.

1. Captain Charles Perry, Executive Officer, 24 Precinct, and Sgt. Michael Burns, Traffic Sgt., 24 Precinct, will discuss traffic stats and issues from West 86th to 110th Streets.

Captain Perry introduced Sgt Burnes who reported:

Nov 1 - Dec 9 injuries down 20%

down 66% injuries for the last week,

no bicycle accidents, no fatalities

Past 30 days:

top locations for accidents this past month

99th and B'way

96th and B'way and injuries

96th and Amsterdam

2 bike accidents at 103 and Colo and 105 and CPW

3 pedestrian accidents with cars, 103 and CPW, w 988th and Colo 96th and Amsterdam

Police enforcement - will be parking at the problem intersections with slow revolving lights.

2 pamphlets to hand out, one to delivery people and one to casual bikers. Languages English and Spanish

552 moving summonses in 28 day period:

41 to bicycles most for red lights on CPW

100th and CPW is a high priority area for bike regulation

Disobey signs 101

Safety belts 15

Texting while driving 38 (directed enforcement towards professional driver)

Speeders 33

Red light 71

Right of way 82

4 Traffic intelligence reports

1. E 95th Riverside missing pavement markers

2. SE 96 and B'way, water standing

3. Westbound 97th and Amsterdam, right hand turn a problem, requested a report on putting in an arrow

4. 88th and CPW, large potholes, some have already been filled.

Richard offered to share our list of requests to DOT so that our Committee and the Precinct can coordinate requests. Sgt Burns was interested in receiving an electronic file. Richard agreed to send it to Sgt Burns. Short discussion ensued on need to track Transportation Committee requests to DOT to follow up.

Ken led a discussion on comparing discretion given to writing tickets to speeders vs. discretion on writing a ticket to bikers. Captain Mallon of the 20th Precinct has told us that they don't write tickets for minor violations.

Ken noted that a disproportionate number of tickets are given to bikers, why is that. A cyclist is less protected during an accident so they are very interested in lowering the amount of accidents involving cyclists. The police

use a 3 pronged approach in discouraging poor safety behavior by cyclists: 1. Physical presence, 2. Educational initiatives including pamphlets, 3. Enforcement.

Richard started a discussion about the traffic on West Side Highway exit onto 95th Street, the Committee has requested signage reminding drivers that they are on a residential street. Roberta asked if the signage could be added while the Rotunda is renovated.

2. **West 97th Street Greenmarket.** Application # 449949 to the Mayor's Street Activity Permit Office by GrowNYC Greenmarket Program to operate a greenmarket on the south side of West 97th Street, Columbus to Amsterdam Avenues, on Fridays.

Cathy Chambers GrowNYC requested a permit renewal for 2019

VOTE: 6-0-0-0 Non-Committee VOTE: 1-0-0-0

New Business

West Prep Academy would like request a temporary street closing while their playground is being renovated.

10:30 am – 1:30pm.

104th or 105th between Amsterdam and Columbus

Roberta, Andrew and Howard met with Ed Pinker DOT Commissioner of the Borough of Manhattan. They discussed:

- Reconfiguration of Columbus Circle will be done by the summer of 2019

- CPW they will come back to us for a plan

- They turned down our loading zone proposal, the test for the new loading zone style will be tested on the UWS

- 10th Avenue they will give 66th an island

- 66th St between Broadway and Amsterdam asked for paint so that it's narrower

Sarah met with Kim Wiley Schwartz about the DOT education program "Get There" and requested that it be expanded to the UWS.

Discussion about the misperception that cyclists are dangerous to pedestrians.

Public meeting on the upcoming change to CPW

Elizabeth reported that BCI is interested in co-sponsoring a BtoB with Transportation on how changes in the neighborhood like use of electric scooters.

Richard suggested that delivery bikes are a bigger problem. He suggested that both topics would be good Town Halls.

DOT does not allow political candidates or political organizations to sponsor highway sections. Should we reach out to the state about the section of West Side Highway sponsored by Trump? The decision was no.

A Parks/Transportation/Preservation Committee meeting about the Rotunda will be held on Monday night.

Meeting was adjourned at 8:25pm