

COMMUNITY BOARD 7/MANHATTAN

Full Board Meeting Minutes

Community Board 7/Manhattan's Full Board met on Wednesday, **November 6, 2019**, at the David Rubenstein Atrium at Lincoln Center in the district. Chair Mark Diller called the meeting to order at 6:35 pm after the Secretary confirmed the existence of a quorum.

Chair's Report: Mark Diller

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

Vote: 26-0-0-0

Welcome everyone.

Moving forward we're interested in further increasing community engagement. Having agendas and minutes up on the website early and promoting through our social channels will help create more transparency.

Thank you to the Executive Committee for work and discussions so far.

On the calendar:

Upcoming ULURP. There will be a meeting on November 20th at which 20% of the board must be in attendance. Everyone on the board is encouraged to attend.

Continuing development in the neighborhood includes Extell's buildings at 35 West 66th and 200 Amsterdam as well as multiple sites in the 90s around Broadway. The NYIT site had just been sold to Extell and a CUNY site (the old John Jay north building at 59th Street and Amsterdam) might go through another ULURP.

There is a ribbon-cutting for the new Bloomingdale Playground on November 15th at 1 pm. Thank you to Catherine DeLazero for working on the design and securing funding. Thank you to Sheldon Fine for spearheading the creation of a "Friends of" group to ensure continued support.

Thank you to all who turned out in support of the women's shelter on 107th street. Although those efforts didn't have the effect we wanted, we will continue to support these women.

Tonight we will try a 2 minute speaking time for the Public Session. Please don't abuse the time, but take advantage of the extra minute.

Thank you to the District Office and all they do to make our Board work well.

Thank you to Roberta for her work as Chair, we owe a lot of gratitude to her.

Reports by Elected Officials:

Dick Gottfried, State Assemblymember (75th District):

Worked with Senator Hoylman to outlaw floating billboards this past session. After Ballyhoo Media ceased to comply, they wrote a letter to the city asking for enforcement. Following a settlement, Ballyhoo has now let the city. The next issue to tackle is the large trucks with advertisements on the side.

Received a 100% scorecard and “environmental champion” title from Environmental Advocates of New York.

Linda Rosenthal, State Assemblymember (67th District):

Congratulations to the new Chair and Executive Committee.

Spoke at the YEL/HHS Joint Committee Vaping Forum. Action must be taken. Hopefully, we can pass the bill to ban flavors in January, as well as many other bills.

The annual free mammogram service will be provided on November 25th.

The governor recently signed her bill requiring ingredient labeling on all menstrual products. This is the first bill of its kind in the country and an important step towards menstrual equity.

Captain Sarrubi, NYPD (20th Precinct):

There have been numerous high profile incidents in the neighborhood. Overall crime is down 8.5% but robbery and G.L.A are up YTD. The number of officers in the Precinct fluctuates. None of the incidents this month were caused by a shortage of officers. When there is video, the Precinct requests media attention. The shooting on October 21st was because of an argument over a girl. Arrests have been made. The other incidents include the robbery of an 85-year-old victim on October 12th. Both individuals involved have been apprehended. On October 17th, there was a robbery of a 57-year-old woman. An arrest has been made there as well.

Robert Espier: How is domestic violence tracked and what information is available?

Capt. Sarrubi: Whenever 911 is called a report is made, and domestic violence is tracked separately. Victims are connected to appropriate support outlets.

Jolie Golden (Census Bureau):

We need more census workers for the Upper West Side. The work is flexible, part-time, local, and pays \$25/hour. Go to 2020census.gov/jobs to apply. The census determines funding so it's important we have a full count.

Helen Rosenthal, City Councilmember (6th District):

Did a walkthrough of the mechanical void of a midtown mixed-use building. Based on the new equipment for renewable energy, only 36 ft max of void space is necessary to house equipment. She will look into better outcomes than the new rules City Council just passed

Ethel Sheffer: What building did you walkthrough?

Helen Rosenthal: The residential building connected to the MoMA.

Ethel Sheffer: It would be helpful if you provided a summary of the findings to the board.

Robert Espier: What's the difference between commercial, residential, and mixed-use buildings in terms of void space, and could you bring that to us with the summary?

Helen Rosenthal: As buildings become more mixed-use, the mechanical floor spaces take on different uses.

Manhattan Borough President's Report:

April Adams:

The Borough President's Residential Permit Parking Survey can be accessed here:

<http://www.manhattanbp.nyc.gov/wp-content/uploads/2019/10/ParkingZoneWhitePaperFINAL.pdf>.

The Borough's President's new Religious Facilities Taskforce is having its first public hearing on November 25th from 6-8 pm at 1 Centre Street, 19th Floor South.

Check the newsletter for more information.

Reports by Elected Officials' Representatives:

Jacob Priley, Office of State Senator Brad Hoylman (27th District):

We fought with Gottfried to get floating billboard off the water and we're glad Ballyhoo has finally left.

Echoing Linda Rosenthal, Hoylman is introducing their own bill addressing flavors and menthol in tobacco products.

Looking forward to the Community Board budgeting program, where they will work with CB7 to decide how to spend \$250,000 within the district.

Liam Galligan, Office of Assemblymember Danny O'Donnell (69th District):

There is a free flu shot event on November 7th at Straus Park, with slots still available from 2-4 pm.

Thank you to everyone who mobilized to save the 107th street women's shelter.

Assemblymember O'Donnell is introducing legislation to require 365 days of notice before closing a shelter.

Julien Dellaporta, Office of Councilmember Helen Rosenthal (6th District):

The holiday toy drive starting soon, stay on the lookout for that.

The monthly housing clinic is continuing on the first Wednesday of each month.

Hannah Weinerman, Office of U.S. House Member Jerrold Nadler (10th District):

Moving forward with impeachment.

On the local level, Nadler is working on a bill to ban non-essential helicopter flights as well as Disaster Equity Assistance Act to close a loophole that prevents FEMA from paying condos and coops for communal areas.

Suad Hassan, Office of State Senator Jose Serrano (29th District):

Come to or call our office with any constituent issues.

Senator Serrano received a 100 on the Environmental Advocates scorecard.

No upcoming events.

Alan Valerio, Office of District Attorney Cyrus Vance Jr. (Manhattan):

The Vehicular Violence Accountability act was announced. We must support survivors and make sure the drivers are held accountable.

Shana Harmongoff, Office of State Senator Brian Benjamin (30th District):

Benjamin and Assemblymember Rosenthal introduced a bill requiring the Board of Elections to notify the community about special elections.

There will be a Community Town Hall on November 20th from 6-8 pm at the National Black Theater at 125th Street and 5th Avenue.

Erik Cuello, Office of City Councilmember Mark Levine (7th District):

Thank you to Community Board 7 for hosting the forum on vaping and for working on its accompanying resolution. Hopefully, by the end of the month, the ball of all flavored e-cigarettes will have passed.

[Community Session:](#)

Bonnie Eisler:

Lives at 25 Central Park West, is handicapped and has a service dog. The bike lane across the street has made it dangerous for her to cross the street because bikers aren't following public safety guidelines. Since the bike lane was implemented, traffic has worsened. She believes no standing signs in front of her building, as well as safety signals and more police presence, would make transportation safe for her.

Cecilia Greene:

Echoing what previous residents have said, the bike lane addition is causing people to get hit. She encourages CB7 to do a study and take action. She would also like a no-standing zone in front of her building.

Stanley Gotlin:

His apartment overlooks Central Park West. He's observed that the 2 lanes can quickly get filled with back to back traffic, creating a dangerous situation for emergency vehicles trying to get through. Additionally, he got in an accident with a bicyclist in the CPW bike lane and was taken to the hospital for 8 stitches. Nothing happened to the bicyclist (there is no means of enforcement). He is requesting an ordinance be passed that mandates bikes to obey the light. Perhaps a fence that lowers on the bike lane during a red light (like the stop sign that lowers on school buses) could be useful.

Carol Chin:

At Columbus Circle, there are numerous bike rental companies that solicit and cause congestion. She once saw 8 pedi-bikes clogging up the area. She noted that the bike rental place used to be a newspaper kiosk, which she hopes could return.

Soraya Benitez:

Asked the board how many of its members have small children (4 members raised their hands). Upper West Side consists of families, and politicians need to do something to ensure safety considering the October 21st shooting at the playground. She was told that there were 25 fewer police officers, which is perhaps causing an increase in crime.

Elizabeth Carr, President, West 79th Street Block Association:

Represents 350 moms who have noticed increased crime, homeless people, and a lack of creative solutions to these issues. Wants CB7 to address these issues and put pressure on elected officials to create a city-wide plan. Her group came together following the shooting and looked into crime trends. In the year-to-date, robberies are up 7% and grand larcenies are up by 16%. She believes this is due to the decreased headcount of police officers in the 20th Precinct. When speaking with a City Councilman she was told, "we don't govern by feelings." She feels unsafe and uneasy when walking around the city and is planning on calling city and state leaders to better staff the NYPD and prevent Duane Reade and similar stores from using the police too much.

Hannah Igarashi:

Lives with 2 young kids and is a caring parent. Just found out about CB7 from the October 21st shooting. She is one of the parents that was in the park with her children at the time. She wanted to see how much parents are represented on CB7. She pointed out issues with park safety. Specifically, the park at 64th street and West End reeks of urine, and lots of kids come there to smoke. There are also lots of beer bottles left behind. How can this be addressed/who can address this

Alice Ko Tsai:

Has lived on the Upper West Side for 14 years and works at the Covenant House homeless shelter. She loves the NYPD but is concerned about a perceived increase in crime. Numbers don't show the reality: She's had to call 911 twice at a bus stop. The first was due to her scooter being stolen, the second was for a man verbally assaulting a nanny. She's very concerned and believes that petty crimes can lead to greater crimes. She would love to be a resource for the Community Board and understands that it takes a community to help the homeless. She's noticed an increase in homeless and believes the city needs to provide them with mental health resources.

Counie Clarke:

There is a new development at 91st and Broadway that she wants to bring to the Board's attention as it appears the developers are gerrymandering a lot. The original 5,400 ft. lot allowed for a 15 story building, but the developer has since changed it to a 19 story building with 33,400 ft. listed with the DOB. She believes this is due to gerrymandering and, considering that the Board has opposed gerrymandering at 200 Amsterdam, she believes the Board should get involved and ask questions before things get too far along.

Chris Giordano, President, West 64th thru 67th Streets Block Association:

The Extell supertall at 35 West 66th street has broken ground. Gary Barnett visited yesterday. Chris thinks that there might be issues with the market and the pied-a-terre tax that are affecting the project's financial reality. Reminds people to show up on November 17th hearing in front of the BSA with the challenge. Extell has been demanded to show they will be using the void spaces. In the meantime, Congregation Habonim has no place and there's a hole in the ground. Requests that the board restarts its task force meetings with Extell.

Has spoken with Deputy Inspector about the recent high profile crime incidents, and is grateful to the Precinct for their great work and their high arrest rate and the lowest crime rates in the past 10 years.

Zachary Campbell, American Museum of Natural History:

Congratulations to the new Chair and Executive Committee. Thank you to Roberta for her time as Chair.

Project Update on the Gilder Center:

Building removals have been completed. Over the next 2-3 weeks, there will be excavation and foundation work. There will be around 10-20 truck deliveries per day as well as underpinning and caisson installation using demo hammers, jackhammers, drills, and other hand tools. Unless otherwise noted, work will occur on weekdays from approximately 7 am to 6 pm. Flaggers will be present to ensure the safe and efficient movement of vehicles into and out of the site. For excavation and foundation activities, when required, work using noise-emitting machinery will not begin prior to 8 am. Night or weekend work may occasionally be required for certain construction activities, in which case advance notice will be provided.

Nelly Maseda, CUNY School of Public Health Representative:

She is a primary care physician and wants to bring awareness to bills in the City Council that will change how we view food toxicity in NYC. The number of deaths as a result of malnutrition and obesity has been increasing. Corey Johnson is supporting a set of bills that will work to change this and focus on alleviating food insecurity, food-related illnesses, and inequitable access to healthy foods. This also ties into a problem with large amounts of food waste, which is a sustainability issue.

Rachel Summers, CUNY School of Public Health Student:

Adding on, Intro Bill 1666 would reauthorize the Office of Food Policy, creating a public office that would work to improve health. Currently, few Councilmembers are aware of this package of bills, so CB7's support in raising awareness would be appreciated.

Zoe Heisler, CUNY School of Public Health Student:

College students are an overlooked population when it comes to food security, but 48% of current CUNY students are food insecure, which is associated with negative academic effects, increased stress, and a higher likelihood of dropping out. Resolution 1024 would extend SNAP benefits to college students that attend CUNY/SUNY programs and qualify as low income.

Thaddeus Krupo, New York Public Library:

There are flyers in the back about a program with Parks Department Teams.

The NYPL is providing opportunities for census takers, so visit your local library to check them out.

Jason Haber:

The Goddard Riverside at 92nd and Columbus does an annual Thanksgiving turkey giveaway that he has volunteered for in the past. This year, many families that receive turkeys are worried about the presence of immigration forces, so he is helping assemble volunteers to deliver turkeys by car. If you have a car and want to volunteer, or if you have organizations that want to deliver turkeys in mind, please reach out to him.

Elaine Boxer:

As a volunteer for the Bull Moose Dog Run, she's advocated for 7 years to have the broken drainage repaired. The project finally began on August 31st, but following the first two weeks of work, construction ceased. The Parks Department said they were forced to do a redesign as they were unable to source gravel. In addition, the contractor had to fire/hire some employees. Once this is done, the construction should resume. She wants to extend her thanks to Helen Rosenthal, Linda Rosenthal, Gale Brewer, and the CB7 Parks and Environment

Committee for their work on this project. Hopefully, the Parks Department will be providing more regular updates.

Peter Arndsten, Columbus-Amsterdam BID:

The November Events Calendar is in the back. There was recently a history talk about Central Park and its original designs that will be posted to YouTube.

Upcoming Events:

There will be a historical tour of the neighborhood on November 17th.

There will be a talk on Urban History/Planning and Environmental Planning at a youth hostel on December 4th.

Finally, there will be a craft fair at the Cathedral as well as a holiday wish list in the coming weeks.

Hazen Cuyler, Greenhouse Ensemble Artistic Director:

The Greenhouse Ensemble provides artists of all disciplines a safe space to work (currently based at Goddard Riverside). Their goal is to create an Upper West Side Theater and Arts District; channeling a hub on the Upper West Side. Look out for their symposium this month.

Business Session:

**Health & Human Services Committee, Catherine DeLazzero and Sheldon Fine, Co-Chairpersons
Joint with Youth, Education and Libraries Committee, Blanche Lawton and Steven Brown, Co-Chairpersons**

Resolution Re:

1. Vaping.

- Sheldon Fine: Thank you to Steven Brown for moderating the panel and for all who participated in it. Some important facts include: 1/6 NYC High School students have vaped, 27.7% of HS students nationwide vaped this year compared to 2% in 2013. E-cigarettes and vapes contain addictive nicotine that affects memory/concentration. One pod of Juul (one of the most prominent e-cigarette companies) contains as much nicotine as a pack of cigarettes. Long term effects include cardiovascular disease and addiction.
- Meg Schmitt: Smoke-Free, an organization mentioned in the Resolution, is run under her employer. However, she will still vote considering there is no conflict of interest.
- Jay Adolf: Bill A.8628 is mentioned in the Resolution, and it would effectively ban all e-cigarettes unless prescribed. What licensed physician would ever prescribe an e-cigarette? Can we separate this bill from the resolution into a separate vote?
- Catherine DeLazzero: An issue is that neither the contents of e-cigarettes nor their effects aren't fully known (and won't be for a while). It may seem radical to ban them now, but it could also be seen as radical to not ban them when we lack so much information about them.
- Richard Robbins: Agrees with Jay that A.8628 should be separated. Adds that, like other drugs, e-cigarettes should be regulated.
- **The Resolution without A.8628 was adopted. VOTE: 37-0-0-0**
- **The Resolution to adopt A.8628 was adopted. VOTE: 34-4-3-0**

Business & Consumer Issues Committee, Linda Alexander and Christian Cordova, Co-Chairpersons

Resolutions Re:

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

- **940 Columbus Avenue** (West 106th Street) Fujiya Ramen & Sushi LLC, d/b/a To be Determined.
- **2171 Broadway** (West 76th Street) Belleclaire Hotel LLC, d/b/a To be Determined.

- **380 Columbus Avenue** (West 78th Street) The Wing UWS, LLC, d/b/s To be Determined.
 - Doug Kleiman is ineligible because of cause.
- **Resolution to Approve was adopted. VOTE: 37-0-0-1**

3. **Renewal Unenclosed Sidewalk Cafés:**

- **189 Columbus Avenue** (West 68th – 69th Streets.) Renewal application #2055693-DCA to the Department of Consumer Affairs by VLC Upper West, LLC, d/b/a Vive La Crepe, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
 - **273 Columbus Avenue** (West 73rd Street.) Renewal application #2053459-DCA to the Department of Consumer Affairs by Zucker’s Columbus, LLC, d/b/a Zucker’s Bagels, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 27 seats.
 - **172 West 79th Street** (Amsterdam Avenue.) Renewal application #2054516-DCA to the Department of Consumer Affairs by Amsterdam Ave Bagels, Inc., d/b/a Bagels & Co., for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 28 seats.
 - **353 Amsterdam Avenue** (West 77th Street.) Renewal application #2050853-DCA to the Department of Consumer Affairs by Westside Donut Amsterdam Ventures, LLC, d/b/a Dunkin Donuts, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.
 - **473 Columbus Avenue** (West 83rd Street.) Renewal application #2048499-DCA to the Department of Consumer Affairs by ACS Columbus, LLC, d/b/a Lokal, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
 - **574 Columbus Avenue** (West 88th Street.) Renewal application #2056569-DCA to the Department of Consumer Affairs by B.L.T.G. Pizza, Inc., d/b/a Bella Luna, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.
 - **Resolution to Approve was adopted. VOTE: 37-0-0-0**
4. **229 Columbus Avenue** (West 70th – 71st Streets.) Renewal application #1186113-DCA to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
- **Resolution to Disapprove was adopted. VOTE: 37-0-0-0**
5. **573 Columbus Avenue** (West 88th Street.) Renewal application #2054416-DCA to the Department of Consumer Affairs by Bodega 88, LLC, d/b/a Bodega 88, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **Resolution to Disapprove was adopted. VOTE: 37-0-0-0**
6. **994 Columbus Avenue** (West 109th Street.) Renewal application #2083343-DCA to the Department of Consumer Affairs by UWS 994, Corp., d/b/a Isola on Columbus, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 22 seats.
- **Resolution to Approve was adopted. VOTE: 37-0-0-0**

New Unenclosed Sidewalk Cafés:

7. **285 Columbus Avenue** (West 73rd – 74th Street.) New application #11853-2019-ASWC to the Department of Consumer Affairs by Tenzan New York Corp., d/b/a Tenzan Japanese Cuisine, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 38 seats.
- **Resolution to Approve was adopted. VOTE: 37-0-0-0**

Transportation Committee, Howard Yaruss, Chairperson

Resolution Re:

8. **Winter's Eve.** Application to the Department of Transportation by the Lincoln Square BID for curb lane, sidewalk and street closures for the Monday, December 2nd Winter's Eve.
 - **Resolution to Approve was adopted. VOTE: 37-0-0-0**

Parks & Environment Committee, Page Cowley, Interim Chairperson

Resolution Re:

9. **Riverside Park.** The reconstruction of the existing stairs between the Promenade and the ballfield at 102nd Street in Riverside Park. The stair is currently closed due to hazardous conditions. Work on the stairs will include a new concrete foundation and new granite and bluestone risers.
 - Blanche Lawton: What is the situation with funding?
 - Page Cowley: The project has a large budget (\$2 million) and it shouldn't require more.
 - Klari Neuwelt: This project was in our Capital Priorities before so this is good.
 - Roberta Semer: The funding breakdown is \$1.25 million from Gale Brewer and \$800k from Helen Rosenthal
 - Helen Rosenthal: The Parks Department has agreed to cover any overflowing costs.
 - **Resolution to Approve was adopted. VOTE: 37-0-0-0**

Preservation Committee, Mark Diller, Chairperson

Resolutions Re:

10. **256 West 75th Street** (West End Avenue.) Application to the Landmarks Preservation Commission for a rooftop addition and a rear yard addition to the existing 4-story building.
 - Mark Diller: The committee was concerned that the rooftop addition was too tall and requested it lowered by 1ft. They also requested the elevator be replaced with a hydraulic elevator that has less overhead. Both requests were met.
 - Public Speaker:
 - Alec Wilkinson: Is a writer at the New Yorker. He would like to protest the application because it will block light from his apartment and others in the building. While the appropriate notices were displayed, they were hard to see. He walked across 75th Street and saw no other brownstone with a rooftop addition, why is this one justified?
 - Board Comments/Questions:
 - Steven Brown: What are the legal requirements with rooftop additions? Answer: If there is leftover FAR (Floor Area Ratio) and it is within the height limitation, rooftop additions are as of right. The exception is if they're in a historic district, in which case the changes made must be within the historical character. Steven: Will vote against the approval.
 - Ethel Sheffer: Is it visible from the public way? Mark: No.
 - Jeanette Rausch: Is it a multi-family building? Answer: It used to be, but is single-family now. Jeanette: She believes in protecting light and air (the Municipal Arts Society just released a publication concerning them. A comprehensive approach is required.
 - Robert Espier: Agrees with Alec Wilkinson. Note that hydraulic elevators require drilling in-ground, which can lead to finding streams. Is this a potential problem? Do we have an

impact/feasibility study of the hydraulic system? Mark: Hydraulic systems are self-contained.

- Richard Robbins: His neighborhood faced the same issue and it killed light and air. These have clear negative impacts on neighbors - just because it's not visible from the street doesn't mean it still affects people. Anyone who needs more space should move somewhere else. Encourages people to vote against the resolution.
- Christian Cordova: We should separate the vote into two.
- Barbara: Are light and air not considered? Mark: This was within the committee's purview and reasonably similar to what has been approved in the past.
- Klari Neuwelt: Would estimate there have been 30-40 situations like this in past years. Brownstones used to house 4 families, now they are turning into single-family homes. This is an issue for both affordable housing and the loss of light and air.
- Page Cowley: Noticed the change of the building in the diagrams and how the changes look like something that would be done in the 1950s. In addition, the applicant is using cheap windows and odd casings. She doesn't see restoration or good adaptive reuse.
- Ethel Sheffer: It's up to us to fight the battle honoring the donut. Even with the elevator and bulkhead, there might be other options that would prevent this imposing height. This is legal, but we should try to make a reservation/concern about this because otherwise, we're going to have many more.
- Mark Diller: Technically this is well within past approved applications. It is likely that the Landmarks Preservation Commission (LPC) will approve this. Board members are being offered the chance for "jury nullification." In essence, you can make a statement about this by voting against it.
- Jay Adolf: As ex-chair of the Preservation Committee, he attests that when he first joined, LPC didn't care for the Board's opinions, but now we've worked hard to have the Board's voice taken seriously. Somebody's everything (light, air, etc.) will always be affected by development, we'll not get anywhere if this is our reasoning to oppose.
- Steven Brown: Doesn't see his vote as narrow. The Community Board provides an opportunity for members to voice their opinions, and from time to time that must be done, and we cannot be bound by laws, but must be human beings and be empathetic.
- Klari Neuwelt: Can we separate the resolution in 3 parts: front, rear, rooftop addition?
Mark: Yes.

- **Resolution to Approve the front was adopted. VOTE: 30-4-4-0**
- **Resolution to Approve the rooftop was NOT adopted. VOTE: 15-19-4-0**
- **Resolution to Approve the rear was adopted. VOTE: 21-14-3**
- **Resolution to Disapprove the rooftop was adopted. VOTE: 20-12-5-0**

11. **202- 210 West 83rd Street** (Amsterdam Avenue.) Application to the Landmarks Preservation Commission for new doors.

- **Resolution to Approve was adopted. VOTE: 34-1-0-0**

12. **34 West 95th Street** (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for a rooftop addition.

- Page Cowley: Is it visible from the sidewalk? Answer: No.

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- Blanche Lawton: What will the space be used for? Mark: Living (occupation) space.
- Jeanette Rausch: Pictures of the adjacent properties would be helpful next time.
- **Resolution to Approve was adopted. VOTE: 32-2-0-0**

13. **771 West End Avenue** (West 97th – 98th Streets.) Application #LPC-19-40189 to the Landmarks Preservation Commission for a Master Plan Window Replacement.

- Page Cowley: This is a glass-half-full situation. Why not go back to the original windows if they're changing them. She will be voting against.
- **Resolution to Approve was adopted. VOTE: 29-3-0-0**

Steering Committee/Strategy & Budget Committee, Cindy Cardinal, Chairperson

Resolutions Re:

14. MCB7's priorities for the Fiscal Year 2021 NYC Capital Budget.

- Mark Diller: Thank you Cindy Cardinal for all of her hard work on the Capital and Expense Budgets
- Klari Neuwelt: Up to 2015 we had a free Kayak Landing on the Hudson River that was used by 90,000 people. A piece of it collapsed, the program was suspended, and the price to restore it is high. It was originally towards the top of last year's list but was moved to the bottom at the full board. She doesn't like that it was dropped this year and thinks it should be included.
- Mark Diller: Open to what the Board thinks, but we should respect the thoughtful process that took place.
- Kenneth Coughlin: There should be a way to insert it? We shouldn't drop it this year.
- Christian Cordova: The time has passed, we should keep current priorities.
- Richard Robbins: Not everyone came to steering, we aren't bound to committee decisions. Dropping it from the list sends a signal. Can we add it to the end of the current 25?
- Jeanette Rausch: Proposes that net January we create criteria for ranking to avoid confusion.
- Doug Kleiman: Is it possible to add the Kayak Landing under "Continuing Support?"
- Steven Brown: We need to respect the process. The Kayak Landing is a great project but we've put so much work into it that we can't just place something in it now.
- Andrew Rigie: We should respect the process. If everyone stood up asking for their project to be included we'd be here all night.
- Klari Neuwelt: We shouldn't drop it. The optics would be best if we include it under "Continuing Support."
- Kenneth Coughlin: There was a Parks & Environment Committee Process that we need to respect.
- Linda Alexander: Echoing Mark Diller and Steven Brown, adding it in now wouldn't respect the process.
- Cathrine DeLazero: We can both respect the process and improve it. She liked Jeanette's idea of criteria for the next year.
- **Vote to Amend the Resolution and add the Kayak Landing to the "Continuing Support Section". VOTE: 33-0-0-0**
- **Resolution to Adopt was adopted. VOTE: 33-0-0-0**

15. MCB7's priorities for the Fiscal Year 2021 NYC Expense Budget.

- **Resolution to Adopt was adopted. VOTE: 33-0-0-0**

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The meeting was adjourned at 9:42 pm.

Present: Mark N. Diller, Barbara Adler, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Steven Brown, Cindy Cardinal, Joshua Cohen, Christian Cordova, Kenneth Coughlin, Page Cowley, Catherine DeLazzero, Robert Espier, Sheldon J. Fine, Paul Fischer, Julian Giordano, Amy Hyman, Audrey Isaacs, Natasha Kazmi, Doug Kleiman, Blanche E. Lawton, Sara Lind, Ira Mitchneck, Klari Neuwelt, William Ortiz, Michele Parker, Jeannette Rausch, Seema Reddy, Andrew Rigie, Richard Robbins, Madge Rosenberg, Melissa Rosenberg, Katie Rosman, Peter Samton, Meg Schmitt, Roberta Semer, Ethel Sheffer and Howard Yaruss. **Absent:** Elizabeth Caputo, Louisa Craddock, Lolita Ferrin, Madelyn Innocent, K Karpen, Jennifer Nitzky, Susan Schwartz and Polly Spain.

STEERING COMMITTEE MEETING MINUTES

Mark Diller, Chair

November 19, 2019 6:30 PM

Meeting began at 6:32 PM.

1. Outreach to the Community (and the need for Agendas and Minutes)
 - Mark: We are working to engage the community in ways we have not to-date. One component of increasing diverse community involvement is submitting agendas (particularly those of non-application-drive committees) in advance. The Executive Committee can be a resource for committees that could use some help.

2. Update on Committees and Task Force Leadership
 - Michele Parker and K Karpen are the new Chairs of the Preservation Committee
 - The Parks & Environment Committee has no Chairs as of now, but Mark is working on selecting one soon.
 - An upcoming project to be aware of is the complete reconstruction of docks B and C of the Boat Basin.
 - Many Board members have voiced interest in seeing the committee focus more on addressing climate change, its effects, and what can be done about it.
 - There was a proposal at a past Full Board meeting to require Full Board approval for the creation of new committees and task forces. Mark supports this, and while bylaws haven't changed, he will be asking for consensus from the Steering committee in creating the Legislative Taskforce.
 - Legislative Task Force:
 - Jay: This taskforce would monitor legislative proposals at the city and state level so that the Board can be prepared to comment on them. So far Audrey, Andrew, Sara, and Klari have agreed to participate. Once membership of the taskforce is established, next steps include reaching out to elected officials to let them know that we exist/can be a resource for them and determining how the Taskforce will interact with various committees.
 - The Legislative Taskforce was created with a consensus of committee and non-committee Board members.
 - The Senior Taskforce is underway, and is chaired by Amy and Roberta. They are creating a Senior Resource Fair on December 11th from 1:30PM - 3:39 PM at Children's Aid Frederick Douglass Houses. There will be 30 different vendors present to share a variety of services with seniors. Senator Benjamin, Assemblyman O'Donnell, Manhattan Borough President Brewer, and Councilman Levine are co-sponsoring the event. Following the Fair, the Taskforce will look into a potential "Senior Series" with continuous events/information-sharing (i.e. film/book clubs).

3. ULURP hearing on the West 96 Street / Fetner Project
 - The ULURP hearing is tomorrow (11/20) at the Board Office at 6:30 PM. It is required that 20% of the Board be present, and all Board members are encouraged to come.
 - Page: With past ULURPs, the Board has had a tendency of elaborating within resolutions. This doesn't always resonate well with agencies, and resolutions should be more straightforward. Perhaps writing a cover letter to go with the resolution would be better?
 - Mark: We have four options in our resolution: we can approve it, approve it with modifications, disapprove it, or disapprove it unless it meets modifications.

- Ethel: She is consulting with the developer of this project. The ULURP is only a ULURP because it involves a disposition of city-owned land for a part of the site. The remainder of the site is as-of-right, with no issues concerning zoning.
- Melissa: There isn't a need for brevity in our resolutions. Our role as a board is to be responsive to community concerns. If placing these concerns in our resolution makes people feel acknowledged, we should do that.
- Shelly: We have a duty to answer ULURP questions, and other concerns don't belong in our resolution. These concerns would be more effectively directed at our elected officials.
- Seema: This project is good for the community, and there should be no opposition to the ULURP application tomorrow. Crafting the resolution will be the hardest part.

4. December Full Board Management

- Transportation Resolution on Curbside Space
 - Howard and Mark led a full committee discussion concerning how the Resolution will be addressed at Full Board. Some proposals were made to wordsmith the phrasing of the resolution. Howard will address some issues brought up and create an adequate name for the resolution before the Full Board meeting.
 - In expecting a crowd coming to speak about the resolution, Mark will try grouping speakers into 5-pro and 5-against, and will encourage large groups with the same beliefs to have one member speak on behalf of all. Mark will also clarify the difference between this resolution and the previous iteration of it that was withdrawn from an earlier CB7 meeting. It will be made clear to the community that the Board has no position on any topic unless a resolution is passed concerning such topic.
 - Several Board members raised the question of whether this resolution was urgent to merit it being on the agenda for the December Full Board meeting (especially considering there is a ULURP application as well). Other members responded that the resolution is urgent because it has already been delayed and because studies from the DOT, such as the one the resolution calls for, take a long time to be completed (and there are only 13 months until the implementation of Congestion Pricing).
 - A member of the public asked the following questions: When will the community be able to see the resolution? What is the concept of pooling time when members of the public are speaking at a meeting. What's the rush with passing the Resolution?
 - Mark: Time will be bundled. For topics with a lot of speakers, time may be limited to 1 minute per speaker, and large groups will be encouraged to have a representative use their collective time to speak.
 - Mark bounced off of a Board member mentioning Howard Yaruss' op-ed on Streets Blog to discuss the CB7 Policy for Press Inquiries, which is the following (and which Howard followed well)
 - Do not speak for the board unless given explicit permission from Mark. It is understood that board members may voice their personal opinions surrounding issues, as long as they do not speak in representing the Board. The Board speaks in the form of Resolutions.
- Other Potential Management Issues
 - Melissa: Is bothered by how long elected officials take to give reports during the Full Board meeting. She's just planting the seed to consider alternate formats.
 - Andrew: There was a time where elected officials' representative didn't speak, and only wrote reports to hand to the Board.
 - Mark will consider these ideas.

5. Proposal for Complete Streets Training

- Mark: The MBPO is our source of official training. It was kind for the offer to be made for us, but it's a choice and we are not required to go.
- Sara: The training is designed specifically for CBs/planning boards and would include a neighborhood walk through and more hands-on work. While the Full Board as a whole would have to decide whether to apply for the training no Board members would be required to take it.
- Mark: This issue can be further discussed at the Steering Committee Meeting in December.

6. BCI Letter to UWS SOS and Electeds:

- Following a short committee discussion on the UWS SOS Town Hall and the BCI Letter, Mark concluded that the CB speaks through adopted resolutions, and this letter is highly specific (beyond the realm of CB7's core principles) and yet not a resolution. Rather than bringing this to the Full Board meeting two days before the town hall, Mark encourages members of the Board to speak at the Town Hall as individuals. Barbara added that the Board could create its own Town Hall on the subject, and Mark mentioned that the Legislative Taskforce could take a look into the legislation concerning vacant storefronts.

NOTE: Cindy Cardinal has stepped down for her position as chairperson of the Budget Committee. Mark expressed the Board's thanks to her and noted that the best way to honor her service is to meet her deadlines for committee submissions next year.

7. Housekeeping:

- Press Inquiries
 - See above (bullet 4a)
- CB7 Member Contact Info
 - A reminder that the contact info is to be used for nothing other than internal use. The contact info cannot be used for charitable or political contribution/event lists.

8. Borough Board report

- Mark summarized what he will be informing the Borough Board about our District and asked for suggestions. The list of topics includes: the Bloomingdale Playground, the effort to save the 107th St. homeless shelter, the curbside space resolution, the West 96th St. ULURP, the Legislative Taskforce's creation, and the issue of vacant storefronts.

9. Ribbon Cutting on the Bloomingdale Playground

- Catherine: The Inclusive Playground Taskforce was created in 2015, and developed a community engagement process to learn about universal design and help design the Bloomingdale Playground. The new Bloomingdale Playground had its ribbon cutting on Friday, and it was a beautiful day.
- Doug: This is the first and only inclusive design playground in New York State!
- Mark: Shelly formed a "Friends of" group to support the playground.

10. Committee and Task Force Updates

- See committee agendas and taskforce agendas
- December 17th is the BSA Hearing for 50 West 66th St

BUSINESS & CONSUMER ISSUES COMMITTEE MEETING MINUTES

Linda Alexander and Christian Cordova, Co-Chairpersons

November 13, 2019 7:00 PM

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 7:00 pm by Co-Chairperson Christian Cordova.

The following matters were discussed:

New application to the SLA for two year liquor license:

1. 2745 Broadway (West 105th Street) Glenda Sansone – Entity to be formed.

Presenting for the Applicant: Glenda Sansone, owner.

- She owns Ellington and Ellington in the Park.
- Additional Bar in back as well to support full restaurant.
- Hours to be same as the Ellington restaurant on Amsterdam.
- Sun - Sat 11AM - 4AM.
- Opening possibly March/April 2020.
- Existing Menu from Ellington.
- Bringing Ellington name to new location.

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

Committee VOTE: 11-0-0-0

Renewal Unenclosed Sidewalk Cafés:

2. 229 Columbus Avenue (West 70th – 71st Streets.) Renewal application #1186113-DCA to the Department of Consumer Affairs by Flej, Inc., d/b/a Pomodoro for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.

Presenting for the Applicant: Peter Coundouris, owner. Peterpomo229@gmail.com

- Posting on corner of restaurant is unclear.
- Office will send another notice to post before Dec. 3 Full Board meeting.
- Peter will send us an updated floor plan.

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

Committee VOTE: 11-0-0-0

3. 573 Columbus Avenue (West 88th Street.) Renewal application #2054416-DCA to the Department of Consumer Affairs by Bodega 88, LLC, d/b/a Bodega 88, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

Presenting for the Applicant: Jeff Kadish.

- Same application from previous time.
- Same side walk café hours as before.

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

Committee VOTE: 11-0-0-0

4. New business.

- Doug Kleiman reported that he would be a panelist for the Dec 5 Town Hall of the Upper West Side Save our Stores (UWS SOS) group.
- The committee had a discussion over the goals of UPW SOS and some of the proposed legislation by local officials affecting Commercial Rents.
- Linda Alexander agreed to write a statement to be put forth by the committee with the intent that it be presented at the December 5th UWS SOS town hall. She is drafting the letter over the weekend and will send it to the committee for review, comments and edits.

Present: Christian Cordova, Linda Alexander, Barbara Adler, Elizabeth Caputo, Joshua T. Cohen, Paul Fischer, Doug Kleiman, William Ortiz, Michele Parker, Seema Reddy and Andrew Rigie.

The meeting ended at 7:38 pm.

MEETING MINUTES of the LAND USE COMMITTEE

Page Cowley and Seema Reddy, Co-Chairpersons
Joint with the

HOUSING COMMITTEE

Louisa Craddock and Melissa Rosenberg, Co-Chairpersons

November 20, 2019 6:30 PM

The meeting was called to order at 6:30PM

The following matter was discussed:

1. 266-270 West 96th Street (Broadway-West End Avenue.) Application #C200140PPM to the Department of City Planning by NYC Housing Development & Preservation (HPD) for the disposition of one city-owned property (Block 1243, Lot 57, the former MTA site) to allow the construction of a 23-story mixed use, mixed income building, as well as community facilities.

A. Presenting for the Applicant:

Carol Rosenthal, attorney, Fried Frank
Kevin Paris, Deputy Director, Manhattan, Housing & Preservation Department (HPD)
Veanda Simmons, Director of Manhattan Planning, HPD
Melissa Auton, Project Manager, HPD
Mimi Raygorordetsky, Senior Associate, Environmental Engineering, Langan
Luigi Russo, Partner, SLCE Architects
Hal Fetner, President & CEO, Fetner
Chris Grant, Acquisition & Development Associate, Fetner

B. Presentation:

A powerpoint presentation describing the project of 24 slides was provided by the applicant team and used throughout the meeting for reference.

C. Project Certification:

The project was certified by The City Planning Commission (CPC) on October 28, 2019.

D. Project Description

Carole Rosenthal, attorney from Fried Frank, stated the following:

- The three sites that make up the project are in the midblock on West 96th Street, between Broadway and West End Ave.
 - Lot 57 is the disposition site, formerly an IRT substation,
 - Lots 59 and 69 are privately owned sites, and are currently occupied by The Salvation Army and an NAACP Affiliate organization.
- The project as proposed is fully compliant with all zoning requirements and is an “as-of-right” project within an R 10A contextual zoning district.
- The maximum building height allowed on the site is 23 stories or 235’H, with a setback required after 155’H.
- The building was described as “designed to look like an Upper West Side building, with a strong street wall and a mix of materials seen often on the UWS.” The design preserves some elements of the existing IRT substation. The first-floor façade and the treatment for the 2 adjacent lots

would be similar. Two cartouches would be saved and relocated onto the façade of the new building.

- Program for the project, by floor:
 - Cellar: residential, community facility, tenant amenity
 - Ground floor: residential, community facility space
 - 2-23 floors: tenant amenity, residential units, terrace (beginning of rear set-back)
- Total number of units: 171 residential units
- Permanently affordable units: 68
- Furnished micro units & studios: 80
- One, two & Three bedroom units: 91
- Community Use: 2 units
 - one for the Salvation Army that includes cellar space as well, the other to be determined.
- 40% of units are permanently affordable, with 10% of those affordable units available as a homeless set-aside

	Affordable	Market-Rate	Total	AMI	1-2 Bedrooms	Studio	Total	Percentage of All Units
Studio	35	45	80	50%	5	5	10	5.8%
1 BR	14	22	36	70%	14	15	29	17.0%
2 BR	19	28	47	130%	14	15	29	17.0%
3 BR	0	8	8					
Total	68	103	171	Total	33	35	68	39.8%

E. Demolition and site excavation at the former MTA Sub-Station

Mimi Raygorodetsky, Langan, reported on the following:

- The site was accepted into the New York State Brownfield Cleanup Program (BCP) in August 2019. The program is overseen by New York State Department of Environmental Conservation (DEC) and NYS Department of Health (DOH). The owner will be obligated to thoroughly investigate and remediate the site in a manner that is safe and protective of human health and environmental health.
- A scope of work for further environmental testing is currently under DEC review to approve the Remedial Investigation Work Plan. Once the plan is accepted, the reporting data and requisite approvals will be available for public review at both the CB7 offices and the New York Public Library, St. Agnes Branch (444 Amsterdam Ave).
- Updates will also be available on the Department of Environmental Conservation data portal: <https://www.dec.ny.gov/chemical/61092.html>

F. The Uniform Land Use Review Procedure (ULURP) Process

Carole Rosenthal, attorney, Fried Ffank gave the following summary:

- The ULURP application was certified on October 28, 2019
- The Application was referred to CB7 for review. The Full Board Resolution will be presented and voted on at the Meeting of the full Community Board on December 3, 2019, at 630pm at Fordham University (113 West 60th Street).
- The Borough President, Gale Brewer will review and add comments

- The City Planning Commission (CPC) will then review the application and comments today.
- The City Council Land Use Committee will initiate the discussion for vote and approval.

G. Anticipated Construction Start date

- Construction financing is expected during the summer 2020
- Construction start date at the end of 2020
- Construction duration: 22 months

H. Community Board Comments & Questions:

- Robert Espier

Can you walk us through about the accommodation of units for seniors that?

Response: Carole Rosenthal

Fetner Properties is open to marketing to seniors. But because of the Fair Housing Act, they cannot discriminate based on age. They are happy to work with CB7 on outreach.

Response: Kevin Parris

HPD has housing ambassadors to help people looking for housing. He encourages CB7 to connect appropriate neighborhood groups with the Housing Ambassadors.

What is the accessibility to and within the set-aside senior units?

Response: Luigi Russo from SLCE Architects

All units are compliant to ADA regulations. Bathrooms, kitchens, windows, and all interior spaces will be ADA-compliant and adaptable. The furnishings supplied with the compact units will be automated for ease of use.

- Melissa Rosenberg

I appreciate the commitment made to work with CB7 on outreach to local residents How or will Fetner do outreach to community seniors?

Response: Carole Rosenthal

Fetner is happy to work with CB7 on this.

Response: Hal Fetner

We will hire Settlement Housing to facilitate that outreach and we will reach out to Penny Ryan, District Manager as suggested to coordinate that outreach.

Lower affordability is helpful and desirable here, especially given the public resources involved. And is a homeless set-aside possible?

Response Carole Rosenberg

Fetner is still discussing the affordability tiers with HPD. But no changes have been made as of yet.

Response: Veanda Simmons

The updated term sheets with HPD include a stipulation that 10% of affordable units (totaling approximately 6-7 units in this project) are to be set aside for the homeless.

Response: Hal Fetner

In being responsive to a previous request from CB7 regarding the affordable units' access to building amenity spaces, he stated that those in affordable units will get access to the building amenities free of charge. The market rate units will be charged a fee to access the amenities.

- Louisa Craddock:

I am concerned about the furnished micro units. Seniors have memories and "stuff" and they should be able to bring their furniture.

Response:

Hal Fetner stated there are set aside studio units that are not furnished.

What is the rationale behind that? Because they are furnished, would these units be more transient?

Comment from Shelley Fine:

In his experience as President of WSFSH, people are happy with already furnished units. People need affordable housing and the provision of furnished units work. There are at least 600 people waiting on lists for these type of living accommodation. People who want something bigger and can afford it get it.

[Hal Fetner's response to the conversation throughout the discussions about micro units and the twelve set aside studio units, none of which will be furnished, will give applicants the option. This statement was added toward the end of the evening to appease the concerns of certain board members.]

- Seema Reedy:
We know the project is 40% affordable by number of units. But what is the % of affordability by square footage? Carole – They will get back to us on this. This was not readily available information.
Have there been further conversations with DOT regarding the project, both in terms of the final condition and during construction? The intersections at W96th Street and Broadway and West End Ave are among the most dangerous intersections in the whole district.
Response:
Hal Fetner stated that they spoke to Ed Pincar at Department of Transportation. They will continue to talk to DOT as soon as the project completes ULURP.
- Ira Mitchnick:
Is there storage space in the cellar for Seniors occupying micro units?
The HPD standards for closets are much better than what most Upper Westsiders are used to.
Response:
Hal Fetner responded that there is potential currently unassigned space on the cellar for this. They will look into this.
If we work together on site logistics this could work better for the community as there are many infrastructure and larger construction projects that may impact the congestion and use of 96th Street, in particular the repairs at the 79th Street Boat Basin rotary where traffic will be diverted.
Response:
Hal Fetner that their team is already looking at how they will construct this project. They are considering using a crane that is not in the street, but within the construction site itself, to minimize pedestrian traffic congestion and impact during construction.
- William Ortiz:
Are all studios microunits?
Response:
Hal Fetner stated that the corner unit on each floor is not a micro unit, but a studio unit.
- Ken Coughlin:
The nearest intersection to this site towards West End Avenue is one of most dangerous for pedestrians. DOT wants to address this issue with a curb extension, but they need a maintenance

partner for this. Would Fetner be able to undertake this sponsorship and perform the maintenance / snow clearance.

Response:

Hal Fetner said that he was not familiar with this program and we will seek information and what is involved and will consider this.

- Mark Diller:

His concerns about the brownfield program and hazardous materials at the site are largely addressed by the admission of the project to the Brownfield Cleanup Program (BCP). The EIS seems very clear and comprehensive about the approach. Where exactly are we in this brownfield process?

Response:

Mimi Raygorodetsky stated that the project has been accepted into the NYS BCP program.

- Richard Asche:

Before a building permit is issued, doesn't the cleanup need to happen first? Isn't there a restrictive declaration to that effect?

Response:

Carole Rosenberg

Yes, that's right. And they are voluntarily part of the BCP program.

- Melissa Rosenberg

Isn't it true that there are some tax credits and liability release from NYS for entering into the program?

Response:

Mimi Raygorodetsky said yes.

- Robert Espier:

Is this a passive solar project /building?

Response:

Carole Rosenberg said no.

- Page Cowley:

On behalf of Pete Samton, who was unable to attend this evening, have the cornice design issues been addressed?

Response:

Luigi Russo said emailed Peter to discuss this issue, with no response.

I. Neighborhood / Community Comments & Questions:

- Jane Thomson from 736 WEA said that she has had knowledge of the toxicity of the site for years. Additionally, NYCTA subway stop is not shown on the map provided.

How much do you know about the environmental conditions?

Response:

Mimi Raygorodetsky explained that the site has "historic fill, a composite mix of sand, soils, water and soil-like wastes. They have a work plan that has been prepared and will be available to the public for comment. They would appreciate any prior studies available for consideration. Construction cannot start until NYS DEC and DOH has certified that it has been remediated. When the work is done, the site will be cleaner and better for the neighborhood.

- Doris Schreiber, 736 WEA asked who will certify that the toxins will be removed?
Response:
Carole Rosenberg stated that the NYS DEC will certify that cleanup has been done.
Do the micro units include bathrooms and kitchens? How can this be?
Response:
Hal Fetner said that all micro units will have a bathroom and kitchen. And large closets.
- Robert Bornstein, 736 WEA asked about the alley that is about 10 feet wide located between this proposed building and his building 736WEA. He stated that his apartment and all of the apartments with windows on the east side of his building will lose their light. Does the proposed project have windows on their wall that looks inward to our façade?
Response:
Luigi Russo said that there will be no on that façade as it is a lot line wall. No peering back and forth. But light will be lost.

There are no parking facilities planned. What about people in the building with cars, especially given the reduction of available parking in the neighborhood?

Response:

Luigi Russo said parking is not required in this district or for this building type by the applicable codes, and therefore not part of the project.

There was a meeting at the Salvation Army about 10 years ago where then Council Member Gail Brewer and now Helen Rosenthal said a project would be built on the site. The Borough President Brewer arranged for a sale of the city owned site for \$1 to a public interest NGO. So, is this was a sham with no public participation and hearing? Does the MTA need to be notified?

Response:

Carole Rosenberg said the property was transferred years ago to the City of New York.

- Moira Kavanaugh asked about the ground floor, what does community space mean?
Response:
Carole Rosenberg said this is not a community room for use by tenants. The definition is Community space by use group as defined by NYC Z and Building Codes. These spaces are typically non-profit commercial [or office spaces, including educational or medical facilities.]
- Rebecca Hing asked about the brownfield cleanup, how can public access results and progress, ideally in real time?
Response:
Mimi Raygorodetsky -explained that the information will be in the repositories where the report can be accessed or on the internet where DEC maintains a portal that will have all info and progress. The data won't be real time, but hopefully will not be too much delayed. The website is: <https://www.dec.ny.gov/chemical/61092.html>.
- Federico Hernandez, representing 32BJ, is the largest property service union in the country, representing 80,000 workers in the city and more than 6,000 in the neighborhood. He said that 32BJ supports responsible development that pays prevailing wages. Fetner has committed to paying prevailing wages for the project. And they support the permanently affordable housing on the project which will be valuable to 32BJ members.

- Alan Roemer, 732WEA who lives directly behind the proposed property. He suggests that if a notification to MTA is necessary or a sealed bid process was required, that that be done. It should be confirmed.

Regarding the Brownfield site, what monitoring is done for neighboring properties and the middle school? What is the extent of the liability release?

Response:

Mimi Raygorodetsky –stated that efore the investigation and clean-up, a health and safety plan is prepared that includes a Community Air Monitoring Plan (CAMP). That will be reviewed by DEC. The plan Includes air monitoring for volatile organic compounds (VOCs), dust, and other particulate matter at the perimeter and for on-site workers. There are automatic alarms and notices for any exceedances. There will be mitigation measures established beforehand to deal with any alarms, approved by NYS DOH, and reported to them on a daily basis. The sponsor of the application for the BCP is Fetner Properties, not NYC.

What is the purview of the Land Use committee?

Response:

Mark Diller, Chair of CB7 stated that the two privately sites can be developed without any city action. Only the one city-owned site is to be part of this disposition because it is city owned property. In exchange for this disposition, we get a brownfield cleaned up and affordable housing added to the neighborhood.

How far back does the raised terrace go, where is it in relationship to the building at the street? And where does it align with the buildings [to the west]? Does the terrace go to the back of the lot line?

Response;

Luigi Russo stated that the terrace sets back approximately 30' from rear lot line.

There will be a lot of construction on the block for four to five years. He encourages coordination and conversations with other developers to try to smooth out the impacts to the neighborhood.

Response:

Hal Fetner said that they have reached out to the new owners of the former Extell site. Regarding the other development site on the block, his attorneys were finally able to contact that developer today. They have started the dialogue and hope to continue it.

- Teresa Pesek asked will this building be subject to Local Law 97 of 2019, NYC's [Building Emissions Law](#)?

Response:

Carole Rosenberg said she was not sure. They will find out and let CB7 know.

- Kathleen Lyons was worried about the impact of all this development throughout the district on subways, buses, parking, infrastructure. How will this affect our lives? Is the city considering this?

Response:

Richard Asche said that the infrastructure concerns are serious and something the Community Board talks about. Several years ago, the downzoning of this area [110th Street to the south side of 96th Street], done by CB7, has made the potential construction less than what it could have been. Most of construction going forward will continue to be “as-of-right.” This means no public review. It’s a problem that city agencies need to address together.

Regarding furnished apartments, will there be money set aside to fix and/or maintain the installed furniture in the microunits?

Response:

Hal Fetner said as these are rental units, their company will fix and maintain the furniture if it breaks.

- Eugene McMichael, 259W95 asked will there be vibration monitors during the construction?
Response:
- Carole Rosenberg said yes, this is a requirement that Department of Buildings requires, *TPPN 10/88 – Historic Buildings*.

J. Community Board Discussion

Page Cowley outlined the framework for the discussion asking first for a “approval” or “disapproval” related solely to the disposition of the site. She also asked that if there were any “Conditions” or “Recommendations” relating to the initial task vote and what these were so they too could be tracked.

First by “straw vote and again by formal tally, each voting Community Board Member in attendance was asked for their vote.

- Melissa Rosenberg: Approve with Conditions: 1) acknowledge partnering with organizations for outreach; 2) need more affordability and lower AMI bands ideally; 3) restate that the project will have a homeless set aside of 10% of the affordable units.
- Robert Espier: Approve but concerned about the possible title issues raised during the meeting and it’s resulting impact on the proposed start of construction.
- Louisa Craddock: Approve with Conditions: 1) construction committee, 2) concern about pre-furnished micro units.
- Seema Reedy: 1) outreach to locals and seniors; 2) recommendations for affordability; 3) construction coordination
- Richard Asche: Approve with Conditions: 1) concerned about mix of affordable units and AMI. We don’t have a clue about the economics of the project – even after asking repeatedly! He proposes a more explicit target should be included in the resolution, such as, 60% of affordable should be leased to people $\leq 100\%$ AMI. He feels that we waste an opportunity by providing units to 130% AMI.
- Ken Coughlin: Approve with Recommendations: consideration of partnering with DOT for curb extension to improve safety at intersection.
- Madelyn Innocent: Approve with Conditions because of the micro units are confusing. Ideally, there should be unfurnished microunits.
- Ira Mitchnick: Approve
- Andrew Rigie: Approve with Recommendation for a homeless set aside
- Mar Diller: Approve with Recommendations. Would like to see the brownfield remediation plans acknowledged in the preamble to the resolution. Agrees with the Richard’s point.
- Doug Kleiman: Approve but with AMI concerns
- Josh Cohen: Approve
- Page Cowley: Approve

K. Resolution – Draft

The following structure for the resolution was proposed:

Preamble / Summary of Project.

In addition to a brief summary of the project, the following are requested to be noted in this section:

Fetner Properties has voluntarily entered the site into the NYS DEC's Brownfield Cleanup Program (BCP) to guide the investigation and remediation of the disposition site.

10% of the affordable units are to be homeless set-aside units

Resolution to approve of the disposition of the site with the following conditions and recommendations

Conditions

1. Acknowledge Fetner Properties' commitment to partnering with organizations for outreach, with an emphasis on locals and seniors (*Straw poll vote: 10 in favor*)
2. Request for a Construction coordination committee (*Straw poll vote: 10 in favor*)

Recommendations

1. A guideline for AMI and affordability: Request that 75% of affordable units to be reserved for people with income \leq 100% AMI (*Straw poll vote: 11 in favor*)
2. Request that Fetner Properties consider becoming a maintenance partner for DOT for the W96th Street curb extension (*Straw poll vote: 9 in favor*)

Resolution to approve with Conditions & Recommendations as listed above was approved.

Committee: 11-0-0-1. Non-Committee: 4-0-0-0.

There being no further business, the meeting was adjourned at approximately 9:10 pm

Preservation Committee: Minutes of Meeting, November 14, 2019:

Present: Committee: Michele Parker & K Karpen, Co-Chairs, Jay Adolf, Madge Rosenberg, Peter Samton. Absent: Susan Schwartz. Non-committee member Mark Diller.

- 1. 5 West 63rd Street:** Application to LPC to legalize a rooftop unit/sound barrier.

Application was presented by Benjamin Jeon, Architect.

This application was tabled at the Preservation Committee meeting in August to allow applicant to revise it to comply with requested changes by the committee, primarily to reduce visibility. The owner hired an acoustic engineer who indicated that the sound emanated primarily from the rear of the condenser and thus the front could be trimmed without increasing noise. The applicant presented a revised proposal indicating the existing metal corrugated barrier would be trimmed on an angle in the front, eliminating visibility from any public way.

Public comment: Joel Kier, neighbor at 1 West 63rd St., across the street, indicated that he looked down on the structure and felt it could be less conspicuous if covered. He also commented on the light color being too much in contrast w/ the red brick façade.

Committee suggested it be repainted in a color to match the brick and the applicant agreed.

A resolution to approve the application based on the reduction of the barrier and the agreement to re-paint was adopted: Committee: 4-0-0-1; Non-committee: 1-0-0-0.
- 2. 344 W. 89th St.:** Application for a one story addition to an existing 3 story ½ width rear yard addition.

Application was presented by Sean O'Brien, architect. The building is on the South side of West 89th St. next to the Yeshiva on the corner of West 89th and Riverside Drive.

The proposed addition to the existing rear yard extension will not be visible from the public way. The proposed addition will have one window to match the existing windows and an existing window will be converted to a door to provide access to a new roof garden created on top of the new addition. The new floor will be built with reclaimed brick to match the existing rear façade.

The building is a 4 family co-op and the applicant occupies the rear ½ on the 3rd and 4th floors. The railing on top of the newly created addition will be black steel w/ horizontal rails.

There was no public comment.

A resolution to approve the application as presented was approved: Committee: 5-0-0-0, Non-committee Board member: 1-0-0-0.
- 3. 4 West 90th Street:** Application to legalize prior replacement of a 3rd floor window, front door, and removal of a fence at the front façade done by a prior owner to the applicant. The building was renovated in the 1940's and retains nothing of its original character. The replacement double-hung window matches the others. The door is of simple black metal frame and glass panels. The removed fence at the front faced was apparently of black wrought iron. The building is currently painted in a very light beige color.

The committee had no objection to the replacement window and door considering the current state of the building but felt that a fence needed to be re-installed and also that the façade needed to be re-painted in a color more appropriate to its location abutting several brownstones.

A resolution approving the window and door replacement but disapproving the fence removal and requiring re-painting was adopted: Committee: 5-0-0-0; Non-Committee member: 1-0-0-0

TRANSPORTATION COMMITTEE MEETING MINUTES

Howard Yaruss, Chairperson

November 12, 2019

Access Full Video of meeting here: <https://www.youtube.com/watch?v=560FHvALdto>

The meeting was called to order at 7:00pm.

1.Re: 46 West 74th Street, ICL (Columbus Avenue.) Request by The Institute for Community Living for a “No Parking” zone in front of 46 West 74th Street.

Rich: Our policy should be to evaluate circumstances when they are unique. Howard: Should we come up with some guidelines on extra parking, like we do for secondary street renaming?

Resolution is to support the requested no parking zone for two spots.

Vote: 7-0-1-0; 3-0-0-0.

2.Re: A plan to identify the 10 most dangerous intersections in our district and protect them using curb extensions.

Lisa Orman joins the meeting to represent two resolutions she'd like to bring forward.

The first one deals with bollards and planters over 1900 Crashes on CB7, discusses daylighting and she is asking for DOT to study all the intersections in the district and place bollards. Elizabeth asked whether intersections defined are our or those DOT identified as dangerous. Ken asks about infrastructure. Rich supports Lisa's plan, uses example of 96th and WEA, how the redesign helped and made things safer everywhere EXCEPT 96/WEA intersection. Are curb extensions possible given infrastructure? Andrew – one of the things we did do at 96th/WEA we hounded DOT if you make the light at 97 you can't do 96th. Barbara – with the changes at 96th, cars continue to race and the only solution is speed bumps. Andrew – you can't put speed bumps on a street w bus service. Members of the audience contribute on where the most dangerous intersections are. Sara asks Colleen for opinion. Colleen says she welcomes community input. Howard asks about granite blocks – discussion about what kind of bollards could be used at these intersections. Roberta says bollards are really important, discusses her block. Howard – we are discussing solutions and all we are asking for tonight is to call on DOT to start looking in to this. Rich: 1) Plastic bollards don't work, we need a general rule that we can't use them as they decrease safety 2) Are we willing to reduce traffic flow at a very difficult intersection? 3) We know the 10 most dangerous intersection, at each Transportation meeting we should focus on a different intersection and go one-by-one.

Rich will circulate the list of most dangerous intersections, Lisa will submit a list and Howard will cull everything to determine the list of 10.

Vote: Committee: 9-0-0-0; Non-Committee: 4-0-0-0

3.Adding physical barriers West 97th Street and West End Avenue, Cooper Stock Way, to this day-lit spot to ensure that motor vehicles are not able to park there.

Lisa's second resolution is specific to a 771 WEA request. Cooper Stock – transformation of WEA, changes aren't working, residents of 771 asking for more. Julie Margolies, Barry Zucker – they lived in the building at 97/WEA, Julie discusses the effectiveness of the bollards – large truck parking area now. Drivers don't listen when we tell people it's not a standing zone – and it's dangerous. Very intersection we worked so hard to daylight is now dangerous because of the trucks. Andrew – is the heart that the trucks are obscuring the view? Would concrete blocks be a solution? Preference to have the granite blocks.

Resolution: DOT should put in a barrier to prevent this type of idling and find a loading zone.

Vote: 9-0-0-0; 4-0-0-0.

4.Re: Consideration of a “Standing” zone on Central Park West between 62nd and 63rd Streets.

Speaker: Bonnie Eisler, resident of 25 CPW.

Discussion of CPW bike lane and accessibility for emergency vehicles and handicapped/impaired to access 25 CPW. Bonnie has sent letters to the Board. She is concerned about her certified service dog (in attendance) who needs to be safe. There is no way for people and dogs to safely exit. Also mentions the need for better bike signaling as they are ignoring pedestrians. Bikes not using lights at night, crossing street even in the crosswalk is dangerous. We desperately need more bicycle lights, guidance and enforcement. We just want to stay safe whether it is a car or a bicycle.

Proposal is for no standing zones at all entrances of our building at 25 CPW. Howard interjects, knows the intersection well. Only one moving lane. It's a unique block. Doug – what parking restrictions are there currently? Can the transit police hub help? Sara – can we add to the resolution to ask DOT re-look at that block? Rich – first issue is CPW that needs dealt with, second one is no-brainer and impacted by the first issue. Discussion ensues about solutions for this unique block.

Process questions (Steven Brown) – how does this request get in front of the committee? Steven is sympathetic to this, and worried about precedent – all these requests have merit, and he thinks there needs to be a standard rather than taking these requests case by case. As a non-committee member I'd feel better if there were a standard. Howard – arguments both for and against standards. Ken – standards are subjective.

Committee agrees - Safety, traffic flow, safety of building residents should all be standards.

Mark – take a page from street renaming guidelines. Make sure there is outreach to merchants, etc.

Elizabeth – residents, guidelines – building residents – safety a general catch-all

Votes to approve:

1. Two spots in the center by 25 CPW (no standing) by the entrance – 9 -0-0-0; 3-0-0-0.
2. 62nd entrance (handicapped) one no-standing spot 24/7 – 9 -0-0-0; 3-0-0-0.
3. North side – one no-standing zone on north side/63rd – 10-0-0-0; 1-2-0-0.

Break for a Speaker – Urban Cycling Solutions

Dan Suraci, President, Urban Cycling Solutions (<http://www.urbancyclingsolutions.com/>)

Discusses Multimodal transportation planning, discusses his work with NYS Bicycling Coalition and NYS DOH for communities across the state.

Looking for CB7 to support his initiative. Wants to offer trainings. He says he approaches this as an economic development training, not a bike training. Focus on ec dev and safety. He will distribute flyer about the course. Training is flexible, full training runs 9:30-3:30pm with a walk audit, SWOT exercise, etc. Doug Kleiman – why isn't this training going to be open to the public? Optimal training size is 15-30.

Next step: Elizabeth and team will do some research to be discussed at Steering about whether to move forward with a CB7 sponsored or convened pilot.

5. Discussion of NYCT Pedestrian Turn Warning (PTW) System on buses and a possible alternative.

Buses – Noise and how to mitigate the sounds of the PTW system especially along 79th Street corridor.

Debra Myles – 79th (WEA/Bway) speaks about the noise issues related to buses. Discussion of noise in bus service. Discussion of sensors and how to reduce noise of buses during evening hours. Andrew offers to help with MTA to help mitigate the problem.

No resolution.

6. Follow-up on the October 29 Transportation Forum. Curbside parking resolution – Post-Forum discussion (Video, approx. 1:30-2:04)

The committee discussed the April resolution, and she suggested we do homework and the Forum we hosted in October; the resolution going to Full Board. Discussion among Board members about how to modify the April resolution in light of the October Forum and community input.

Community comments – you have to do a better job of reaching out to the community – voice concerns that the Forum was one-sided. Most of the people who own cars are not commuting in NYC, they're using them to do things outside of NYC. These cars are NOT the traffic problem. Community feels a resolution should wait until we can see how congestion pricing will impact traffic and safety. Also asks about whether CB7 or community can do PSAs.

Mark – Process: consider how this will play in front of a wider audience at Full Board. Good government approach: closer we get to asking for study will go a long way. Need for data and analysis. Let DOT have our back. We all owe it to ourselves to do as much outreach as possible, make sure we make it representative

Elizabeth amendment to change to “assess and analyse” per the text below passes as friendly. Steve compliments the committee that we've made an adjustment to try to make the resolution palatable to the Board given the diversity of opinions on this issue.

Vote on Amendment/Resolution: 10-0-0-0; Non-Committee: 1-0-2-0.

Final Text of Resolution:

The following facts were taken into consideration:

- A congestion pricing plan was passed by New York State which will impose fees on cars that travel south of 60th Street. This may increase congestion of non-residents looking to park on streets north of 60th Street within CD7 in order to avoid driving into the congestion zone,
- City owned street space next to curbs is a precious commodity. This huge amount of City owned land should be used to create the greatest good for the greatest number of people,
- Free parking for privately owned cars strongly encourages private car use over mass public transit, thereby creating traffic congestion, pollution, environmental degradation as well as unsafe conditions for pedestrians, cyclists and other users of the street. It exacerbates economic inequality by directing limited City resources to private car owners.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan requests that the City assess and analyse the policy of providing free parking for private cars and consider whether there are more productive and equitable uses of curb side space, including, but not limited to: paid residential parking permits, meters capable of surge pricing and the best practices of other major cities.

7. New Business: Meg addresses issue from Borough President Report on metered parking and the BP study.

Present: Howard Yaruss, Andrew Albert, Elizabeth Caputo, Joshua T. Cohen, Ken Coughlin, Julian Giordano, Doug Kleiman, Sara Lind, Richard Robbins and Meg Schmitt. **Chair:** Mark Diller. **Board Members:** Barbara Adler, Steven Brown and Roberta Semer.

Meeting adjourned approx. 9:10pm.

MANHATTAN COMMUNITY BOARD 7
YOUTH EDUCATION & LIBRARIES COMMITTEE
MEETING MINUTES
THURSDAY NOVEMBER 21ST, 2019 7PM

COMMITTEE MEMBERS PRESENT: Steven Brown, Blanche Lawton, Julian Giordano, Mark Diller, Paul Fischer, Natasha Kazmi

NON-COMMITTEE MEMBERS PRESENT: Lolita Ferrin, Madelyn Innocent

Presentation by student reps for Fiorello LaGuardia High School (“La!”)
Student Government Organization (‘SGO’): Cathy Li and Riley Barker

LaGuardia High School was created through the merger of High School of Music and Art (founded in 1936) and the Performing Arts High (founded in 1947). The two were merged on paper in 1961, while La! Officially opened in 1984.

Activism so far usually takes place outside of school and concerns issues like food quality, seniors wanting to go outside the school to eat, etc. However, the speakers want to now address larger concerns via activism that might have systemic causes: e.g. the population of the school is 48% white and 11% black. But the black students were 33% of the whole in the 80s-90s. This dichotomy is obvious but often overlooked by LaGuardia students. The reason for this decline in the black population was an unusual emphasis on academic performance by the previous principal/administration, which decided that a student with anything lower than an 80 in any subject won’t be admitted. That alienated a certain socioeconomic class of very talented students. Under the new administration, that might be changed to 75 or even 73 and some exceptions will be made for intrinsically talented / passionate students.

Students are not involved in the admissions / selection process. The presenters feel that students should have some voice in the admissions policy.

As a large specialized HS, LaGuardia receives a lot of funding. But MLK Jr School (at least six different high schools in one campus) across the street is much less well funded.

The La! SGA’s priorities today are:

- Fundraising: Ticket sales: PA: alumni
- Communication: Within and outside school community
- Collaboration: Between studio majors and between institutions outside of LaGuardia like Lincoln center, others.

QUESTIONS:

CB7 Committee Questions:

Blanche Lawton: New principal (Yeou-Jey Vasconcelos) vs the previous administration?

Ms. Vasoncelos joined in January 2019. Last year was a flashpoint in student culture: arts and academic achievement (dual mission) vs arts or academic achievements. The previous principal emphasized academic rigor and introduced 13 new AP courses. But the arts curriculum itself is very demanding: e.g. the annual school show takes 140 hours outside of schoolwork. That time commitment was cut in half so that put a lot of pressure on everyone involved. The issue comes back to the admissions process and its emphasis on academic achievement. As a result of this and a lack of transparency, the student council organized a protest during the school year in which

1100 students sat in silence for 5 hours. Eventually, the old principal was promoted to a position of dean of academic achievement and the new one is a performing artist herself.

Any cooperation between MLK Jr High School and LaGuardia? Probably not. MLK has six different high schools in that compound including some like the SMS and Hunter Science that are very sought after. Within LaGuardia itself there is much cohesion between the Performing Arts High School and HS for Music and Art, which were physically merged in 2012.

LaGuardia has a college office but is only just now experimenting with college counselors. Many students go on to pure conservatory programs. Many others go to just academic programs but keep a connection to the arts. And then some go down a dual track. But data is difficult to get at LaGuardia and college acceptance data is unclear.

Public Questions:

Joe Negron:

Q: Any thoughts about collaborating with MLK Jr on the greeting side – MLK students have to go through metal detectors while the norm at LaGuardia is just for students to swipe themselves in?

A: Not really.

Q: Has the racial makeup of the selection committee changed over time as well?

A: Most teachers are white, but the main resulting in unfavorably skewed racial demographics at La! was the rigorous academic screening policy. However, the artistic screening is very rigorous as well and precedes the academic screening. 99% graduation rate for the last 5-10 years.

Q: Any opportunities to expand in the community? Like go into middle schools to show off your skills.

A: Under the previous leadership that conversation would have been impossible, but now LaGuardia has started to think about this.

Any chance of a collaboration for a show with MLK Jr? Maybe!

Q: Top 3 Desires for the future of LaGuardia?

- To be representative of the city diversity-wise
- To engage beyond the walls of LaGuardia
- To establish a system where students pursue conservatory track or dual track

Q: Please elaborate on the “Drug Culture” at LaGuardia:

A: There is a culture of very discreet usage of substances like vaping, probably not hard drugs. Most health classes are awful, very outdated curriculum. So better health classes, introduced earlier, would be helpful.

Q: What can other student govt bodies learn from LaGuardia’s SGO?

A: Social media, especially Instagram is very effective. Structure of student governments has to be effective, inclusive and should have good leadership. Students should be open to engagement.

Q: Student journalism?

A: LaGuardia’s newspaper stopped printing about 10 years ago. Now they only have LaGuardia Magazine which is a literary arts magazine. But there is interest in reviving journalism.

OLD BUSINESS: Chess Presentation follow up: Needs funding. Following up a previous presentation on Chess in schools and the community. There have been efforts to get a chess program in NYCHA housing. Efforts have been made and the next step is funding. Efforts are ongoing.

FUTURE BUSINESS:

- December 2019 at CB7 YEL: UWS Libraries!
- The committee discussed potentially having a formal meeting to investigate SDAG's proposal to eliminate all Gifted & Talented programs in the city.