



COMMUNITY BOARD 7/MANHATTAN
Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Tuesday, December 1, 2015, at The School at Columbia, in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:39 pm after the Secretary confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved:**
26 – 0 – 1 – 0

Chair's Report: Elizabeth R. Caputo

Elizabeth Caputo welcomed everyone to the School at Columbia, especially those working hard to get community board meetings scheduled around the district. She also wished everyone a happy holiday season, and noted a few highlighted events that are occurring around the neighborhood.

Quickly, EC wanted to note that recently the Manhattan Borough Board unanimously voted in support of a conditional disapproval of both the ZQA and MIH. The resolutions are available on the MBP's website for everyone to view. In addition, DOT will be returning to January's Transportation Committee meeting to discuss Amsterdam Avenue's redesign plan, including a bike lane.

Finally, a new Board Member, Sonia Garcia, is joining us on Community Board 7, and the next Board meeting will be on Tuesday, January 5th, 2016.

Community Session

Andra Miller wanted to highlight the NY Society for Ethical Culture's New Year's Eve Party this year, which is both a fun event and a fundraiser for their important community efforts. Everyone is welcome!

Magally Gomila wanted to highlight extended hours that are now in effect at the NYPL at 127 Amsterdam Avenue, as well as other offerings available to the community. Ms. Gomila also noted that there is a new young adult librarian, and that increased budgeting has allowed for more staff to be hired at the NYPL across the district.

Gary Shapiro wanted to propose an Upper West Side Book Fair, in order to focus on the importance of reading, as well as family oriented programming within the district. This could easily showcase the UWS, as well as local members of the community. He was referred by the Chair to the YEL Committee.

Paul Arndtsen wanted to highlight events within the northern part of the district on behalf of the Columbus Amsterdam BID.

Bob Wyman wanted to bring attention to burning fuels and pollution in the district, including the fact that not all biofuels are clean. He also noted issues surrounding Paris and the current climate discussions, and the lack of discussion regarding thermal heat pollution.

Sheldon Fine wanted to bring attention to a hate crime assault that occurred in the district at 1:15pm on Monday November 30th 2015 at West Side Judaica. He wanted to note that the suspect is still at large.



Manhattan Borough President's Report, Diana Howard

Ms. Howard wanted to note that the new Community Board applications are available online. In addition, the uptown office has started a program of outreach specifically to Northern Manhattan residents. The MBP is also working on a number of community based issues, as highlighted in the MBP's newsletter.

In regards to ZQA and MIH, there are specific newsletters available at the meeting to the public on behalf of the MBP's office.

Reports by Elected Officials:

Brad Hoylman, State Senator for the 27th District

Sen. Hoylman wanted to highlight a few items in his community board report. Specially, the Senator highlighted the fact that the session in Albany starts in January and he wanted to highlight his sponsored legislation that would make election officials in Albany full-time members in light of recent news.

In addition, he wanted to highlight the Governor's \$200 million commitment for AIDS research, and the NYC AIDS's memorial, which the Governor announced earlier the same day.

Sen. Holylman noted that the Governor recently signed a bill he sponsored regarding domestic violence reports and the requirement that they are translated into English statewide. BH also noted that he sponsored a public health bill that was also signed by the Governor that will allow Nurse Practitioners to test for TB.

Reports by Elected Officials' Representatives:

Sean Fitzpatrick, C-M Helen Rosenthal's Office (City Council District 6)

Mr. Fitzpatrick wanted to highlight the offices upcoming events regarding Medicare enrolment, upcoming community housing workshops, as well as a "free smoke alarm" event available to the community.

Gus Ipsen, A-M Linda Rosenthal's Office (Assembly District 67)

Mr. Ipsen wanted to highlight recent work within the office regarding addition treatment, as well as new programs that will allow for rent to remain affordable for various members of the community. Finally, he wanted to invite everyone to the office's holiday party.

Liznel Aybar, A-M Daniel O'Donnell's Office (Assembly District 69)

Ms. Aybar wanted to highlight an upcoming hearing regarding oversight over the State's Department of Corrections. In addition, the Assembly Member is looking for Spring 2016 Interns from the community, and is having a holiday event.

Brice Peyre, A-M Richard Gottfried's Office (Assembly District 75)

Mr. Peyre wanted to highlight state law changes sponsored by the office in regard to state-wide marijuana dispensaries.

David Baily, State Senator Adriano Espaillat's Office (Senate District 31)



Mr. Baily wanted to highlight the Senator's "Coffee Around the Corner" tour, which will include stops around CB7's district.

George Damalas, State Senator Jose Serrano's Office (Senate District 29)

Mr. Damalas wanted to highlight the Senator's work in providing free legal clinics to the community, as well as an upcoming housing services clinic, all which is found in the packets available to the community.

Lindy Wisotsky, Congressman Jerrold Nadler's Office (10th Congressional District)

Ms. Wisotsky noted the Congressman's work on woman's issues, the Syrian Refuge Crisis, and expressed his desire that everyone enjoy the holidays.

Laura Atlas, Public Advocate Letitia James' Office

Ms. Atlas noted that the office has released a "Worst Landlord Watch List," which is released by the office every year and is searchable and available to the public to search and review.

Dan Campanelli, NYC Comptroller's Office

Mr. Campanelli wanted to note that the Comptroller has started a commission regarding his Red Tape Commission, which is a great opportunity for community members to discuss concerns they have with their small businesses and their interactions with city agencies.

Business Session

Business & Consumer Issues Committee

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Application to the SLA for two-year liquor license:

1. **80 Riverside Drive** (West 80th Street.) Cosmopolitan Broadcasting Corporation, d/b/a Riverside Tower Hotel.

The Committee Chairs wanted to take a moment to highlight to the Board nuances in regards to this particular application. The Chairs noted the character of the hotel, as well as the very strong community opposition to the application. The Chairs wanted to note the fact that this would start a precedent, as no other similar establishment exists in that part of the zoning district. The Chairs yielded to members of the community.

Mason Haupt wanted to thank the BCI committee for voting unanimously against granting this license. He wanted to bring attention to the character of the hotel, as well as the character of the community. In addition, he noted the communities frequent complaints about the hotel preceding this application. He expressed hope that CB7 would vote to disapprove this application.

David Bagley wanted to emphasize that the community is in an "uproar over this application." He wanted to highlight the current problems that exist at the hotel, aside from the additional issues that he expected would arise if the license were to be granted.



William Deset wanted to note that for 45 years he has consistently had problems with this particular site, even before this application was presented to the community board. He wanted to highlight prior specific issues with the management and ownership of the hotel.

Deliberation ensued among the Board, specifically in regards to the community opposition that was present at the committee's deliberation, and the good-faith efforts that occurred to solve the problems between the applicant and the community. There was additional discussion as to the fact that the SLA will, in this specific case, follow the decision of the full board. It was noted that, regardless of the application, the site will still have the opportunity to operate as a restaurant/café as it has in the past.

*After deliberation, the resolution to **disapprove** was adopted:*

35 – 0 – 0 – 0

2. Unenclosed Café Renewal Applications:

- **473 Columbus Avenue** (West 82nd -83rd Streets.) Renewal application #1008999-DCA to the Department of Consumer Affairs by Club America, Inc., d/b/a Assaggio, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.
- **2450 Broadway** (West 90th -91st Street) Renewal application #0940252-DCA to the Department of Consumer Affairs by Carmine's Broadway Feast Inc., d/b/a Carmine's for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 22 seats.

*After deliberation, the resolution to **approve** was adopted:*

35 – 0 – 0 – 0

Enclosed Café Renewal Application:

3. **368 Columbus Avenue** (West 77th - 78th Streets.) Renewal application #1392090-DCA/ ULURP# N110358ECM to the Department of Consumer Affairs by Ixhel Corporation, d/b/a Café Frida, for a four-year consent to operate an enclosed sidewalk café with 10 tables and 28 seats.

*After deliberation, the resolution to **approve** was adopted:*

30 – 4 – 2 – 0

Preservation Committee

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

The Chairs opened discussion on the various proposals before CB7, including various visual materials.

4. **55 Central Park West** (West 66th Street.) Application # 16-1608 to the Landmarks Preservation Commission to reconstruct a penthouse modified in non-compliance with Certificate of Appropriateness 09-8566, construct a trellis, install mechanical equipment, and replace a window.

*After deliberation, the resolution to **approve** was adopted:*

35 – 0 – 0 – 0

5. **430 Amsterdam Avenue, Jake's Dilemma** (West 80th - 81st Streets.) Application #17-6071 to the Landmarks Preservation Commission to construct a rear yard addition.

Some minor discussion occurred among members of the Board and members of the Committee.



*After deliberation, the resolution to **disapprove** was adopted:*

34 – 0 – 1 – 0

6. **35 West 82nd Street** (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission for the installation of new aluminum railings on the Eastern- parapet areas.

*After deliberation, the resolution to **approve** was adopted:*

36 – 0 – 0 – 0

7. **574 Columbus Avenue, aka 100 West 88th Street, dba Bella Luna Restaurant.** Application to the Landmarks Preservation Commission to replace existing windows with aluminum French doors.

Some minor discussion occurred among members of the Board and members of the Committee regarding design details, and there was elaboration among committee members to the Board about the specifics of the application. There also was a question as to the original character of the storefront of the building.

*After deliberation, the resolution to **approve** was adopted:*

30 – 2 – 4 – 0

8. **320 West 88th Street** (West End Avenue – Riverside Drive.) Application #17-5206 to the Landmarks Preservation Commission to construct rear yard and rooftop additions.

The Chairs noted the vote as proposed before the Board was split as Part A and Part B. In particular, there was discussion as to questions regarding the character of the individuals who presented this application before the committee, as well as questions as to the nature of the vote split between the rear yard addition and the rooftop addition. There were additional profound concerns raised regarding the nature of the rooftop addition, as well as the quality of the drawings presented to the Board. It was noted that the LPC had already approved this project.

Part A: *After deliberation, the resolution to **disapprove** was adopted:*

34 – 0 – 2 – 0

Part B: *After deliberation, the resolution to **approve** failed:*

12 – 22 – 2 – 0

15. A motion was made to vote on the disapproval of point 8B above.

There was some discussion among the board on how LPC works in conjunction with approvals in tandem with the votes of the committee and full Board. In particular, concern was expressed in regards to larger projects and how the full Board can engage better with LPC and the approval of projects.

*After deliberation, the resolution to **disapprove** was adopted:*

28 – 1 – 5 – 0

9. **878 West End Avenue** (West 103rd Street.) Application #17-4429 to the Landmarks Preservation Commission for replacement of storefront doors and canvas awning.

*After deliberation, the resolution to **approve** was adopted:*



36-0-0-0

10. **949 West End Avenue** (West 106th – 107th Streets.) Application # 17-5765 to the Landmarks Preservation Commission to replace the cornice.

*After deliberation, the resolution to **approve** was adopted:*

36-0-0-0

Health & Human Services Committee

Catherine DeLazero and Madge Rosenberg, Co-Chairpersons

11. NY/NY4 to support and expand supportive housing.

Chair Rosenberg made a short presentation providing some background on the resolution, including the history of the NY/NY III program. Additional Board members spoke about the history of similar programs, and the successful results that have come out of them. There was a quick question about costs within the program.

*After deliberation, the resolution to **approve** was adopted:*

34-0-0-1

Parks & Environment Committee

Klari Neuwelt, Chairperson

12. **Frederick Douglass Circle** (CPW and 110th Street.) Proposed design changes to deter skateboarders. The Chair introduced the resolution, noting that members of the public were in attendance in regards to the resolution. In addition, discussion ensued regarding the current design of the circle and the park in the circle, as well as issues with members of the public using the park as a “skateboarding location.” Damage has occurred to the structure over time due to the use by skateboarders, and many complaints have been received from local neighbors. The Chair specifically thanked the DM for her time spent on this issue.

Mary Alford, a member of the public, thanked the Board for articulating the problems the community is having with the use of the park.

Bill O’Donnell, a member of the Friends of Fredrick Douglas Circle group, spoke in regards to how the skateboarders truly “occupy the circle” as opposed to share in the use of the circle.

Members of the Board continued their comments, in order to note issues of safety that will occur when skateboarders no longer have use of the circle and are pushed into Central Park. There were also some questions regarding the current skateboard area in Riverside Park, as well as why there has historically been a failure to contain skateboarding to places where it is allowed. Also, it was noted by the Chair that the designer/architect who made the original design would be involved in any redesign of the park.

An amendment was proposed that would include language in the resolution regarding where skateboarding is currently allowed within the district, and debate ensued as to if the amendment would be friendly or not. It was decided that the amendment was not friendly. It was noted that it is difficult, if not impossible, to approach members within the skateboarding community who might want to voice an opinion on the issue.



There was also discussion on how best to address this question, whether in this resolution or another one. It was also noted that this is the only monument to Fredrick Douglass in the United States. After deliberation, the amendment to include language was withdrawn.

*After deliberation, the resolution to **approve** was adopted:*
28 – 2 – 1 – 0

Transportation Committee

Andrew Albert and Dan Zweig, Co-Chairpersons

13. **2642 Broadway** (West 101st Street.) Renewal application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & Radio Group Transportation, Inc. for a change of ownership and renewal to operate a for-hire base station license.

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

Steering Committee

Elizabeth Caputo, Chairperson

14. Request for a leave of absence.

*After deliberation, the resolution to **approve** was adopted:*
28 – 1 – 2 – 0

The Chair ended the meeting reminding everyone about the Board's absence policy, especially in regards to the leave of absence policy. After motion, the Chair called the meeting adjourned at 9:22 PM.

Present: Elizabeth Caputo, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Tina Branham, Steven Brown, Christian Cordova, Kenneth Coughlin, Louisa Craddock, Mark N. Diller, Robert Espier, Sheldon J. Fine, Paul Fischer, DeNora Getachew, Benjamin Howard-Cooper, Meisha Hunter Burkett, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Genora Johnson, Blanche E. Lawton, Klari Neuwelt, Gabrielle Palitz, Michele Parker, Jeannette Rausch, Christopher Riano, Richard Robbins, Suzanne Robotti, Madge Rosenberg, Peter Samton, Polly Spain, Mel Wymore, Howard Yaruss, George Zeppenfeldt-Cestero and Dan Zweig. **On-Leave:** Marc Glazer, Matthew Holtzman and Lillian Moore. **Absent:** Isaac Booker, Page Cowley, Catherine DeLazzerro, Miki Fiegel, Sonia Garcia, Rita Genn, Nick Prigo, Roberta Semer, Ethel Sheffer and Eric Shuffler.

Communications Committee
December 2, 2015
Co-Chairs: Linda Alexander, Suzanne Robotti

Goals:

1. Recruit Committee Meeting Tweeters
2. Review social media guidelines
3. Determine public relations guidelines
 - a. Who should speak with media
 - b. What topics merit press release/announcement coverage
 - c. All press releases must be approved by Elizabeth Caputo and/or Penny Ryan
 - d. Establish communications address on cb7.org URL
4. Media Outreach
 - a. Putting key media on CB7 newsletter email list
5. Minute Taking Guidelines: Capturing the thought process of the meetings
 - a. Set up a meeting with Mark Diller, Gabby Palitz, and/or Klari Neuwelt
 - b. Writing **approval** or **disapproval** in bold
6. Working with Penny and John to integrate twitter and Facebook symbols on all correspondence.
7. For community outreach, we will follow 50 key organizations and invite them to follow us, e.g., neighborhood associations. Board office will identify the appropriate organizations.
8. Implementing Survey Monkey questionnaires quarterly: CB7 – Pulse of the Community Quarterly Report.
 - a. Ask people how city services are doing in the neighborhood, such as sanitation, rat patrols



**Transportation Committee
Andrew Albert and Dan Zweig, Co-Chairpersons
December 8, 2015 7:00PM**

1. Discussion with Captain Marlon Larin, commander, 24th Precinct, on efforts to reduce the number of injuries/deaths of motorists, pedestrians and cyclists in MCD7.

Captain Larin explained the types of data the 24th Precinct uses to determine collisions in his district, which runs between 86th and 110th Streets, including:

- Data covering January 1 to December 5, 2015 indicated 1,296 collisions, which is higher than last year when there were 1,042.
- All Manhattan precincts reported an increase in total collisions by 9.89% to 19,482 in 2015; last year the data indicated 17,729 collisions.
- Pedestrian injuries decreased by more than 27% in 2015.
- Bicycle injuries decreased by 17.7% in 2015.
- Seat belt injuries were down this year.
- Vision Zero data: 1,008 traffic summons were issued for vehicles running red lights in 2015; versus 567 in 2014.
- In 2015, 543 summons issued for vehicular speeding.
- Bicyclists were issued 873 summonses in 2015; versus 474 in 2014.
- There were 72 summonses issued for motorcycles in 2015; versus 41 in 2014.
- Summonses issued to car drivers for disobeying signs were up by more than 25%.
- In 2014, there were seven traffic fatalities; in 2015, there was only one.

Upper West Side intersections with the most vehicular/pedestrian collisions, include: 96th Street and WEA; 96th Street and Amsterdam Avenue; 96th Street and Columbus Avenue; 97th Street and Columbus Avenue; 100th Street and Columbus Avenue; 86th Street and Amsterdam Avenue; 97th Street and Amsterdam Avenue; 96th Street and Broadway; and 96th Street and CPW.

The PD reports data to DOT with improvement suggestions, such as pavement markings, better lighting and visibility, daylighting, neckdowns, traffic control devices, etc. PD would like to work with CB7 in speaking with DOT to encourage improvements. In addition, committee offered to work with PD to provide data to CB for additional help.

Columbus/Amsterdam Avenue BID representative asked about the enforcement at the scene of the fatal accident on 109th Street and Columbus Avenue.

Captain said the corner of 97th Street and Amsterdam is problematic because 97th Street converts to one lane from two lanes and sometimes drivers do not relinquish their positions. He will put the Transportation Committee in touch with traffic officers for data.

Additional data are available in a report the Captain has submitted to the Committee.

2. Request by Greenmarket/GrowNYC to renew the Street Activity Permit for the operation of the Friday Greenmarket on West 97th Street between Columbus and Amsterdam Avenues.

The Greenmarket's Cathy Chambers presented.

Motion to Approve Application: 8-0-0-0; 1-0-0-0

3. Presentation by NYCT on changes in the M5 Bus Route.

Zachary Campbell, Buckley Yung, and Laura Azze-singh.

Background: M5 is the longest route in Manhattan spanning 12 miles with 11K riders daily. Bottleneck locations include lower Broadway and Midtown. Wait assessment is a grade given buses that arrive within three minutes of



their schedule. M5 functioned 66 percent of the time making it unreliable. Some buses are turned back northbound before reaching the southern terminus of South Ferry, depriving riders on the southern portion of the route of some bus frequencies. NYCT proposes splitting it into two routes from 37th Street.

- A) North route comprises an eight mile route length for approximately 7,300 riders, splitting at 37th Street and continuing north to the GWB Bus Terminal.
- B) South route comprises four miles with approximately 2,800 riders, up to 37th Street, from South Ferry.

Committee asked how to maintain the same frequency on the route. NYCT said there would be slightly less frequency on the southern portion. Also proposed is a possible extension of the M1, which would pick up some of the slack on the south route.

Committee asked how the M5 compared with other routes in terms of ridership. NYCT said that ridership overall has decreased and they believe it is because of the lack of reliability. Areas with the most congestion are GWB, Herald Square, Rockefeller Center and further down, utility work on Lower Broadway has exacerbated movement, as has work at WTC. Committee suggested convenient transfer points, including separate Limited stops. Committee asked about bus shelters and benches in transfer points. Considering transfer points, what is the proximity to the subway stops.

The public hearing on the changes in the M5 Route are anticipated for March 2016.

4. Discussion of community concerns with the prohibition of turns onto West 64th Street in Lincoln

Square.

Richard Robbins presented a video of the area.

Two community members who live on 64th Street and CPW agree that DOT's removal of the left hand turn from Columbus Avenue has had a deleterious effect on traffic conditions. In addition, it creates an inconvenience, nor did they know about the removal of the left hand change, initially. To get from 63rd to 64th Street can take three minutes and she says there is limited access to 64th Street. She indicated that the new plan prohibiting a left hand turn from Broadway to 64th Street has resulted in great inconvenience, and - should there be an emergency - a possibly life-threatening situation. Committee responded that the plan would exacerbate traffic and agreed with the community member's description. But the safety data are not yet in. Another resident on West 64th Street pointed out that the change has been difficult for seniors.

A committee member asked about the effect on deliveries.

The president of the Society for Ethical Culture at 2 West 64th Street said he takes the bus to 64th Street and that the change has made crossing from west to east more dangerous because of site barriers. Ernest Sanchez, Resident Manager at 20 West 64th Street said emergency vehicles have been affected and have to travel farther. Another community member said he spoke with the local Fire Department and they told him they had not been consulted. Committee will confer with DOT and request statistics, find out if the concrete bollards can be postponed and post results on website for community.

5. New Business:

Ascension School's Play Street on West 107th Street, between Broadway and Amsterdam Avenue.

Background: The street had been suspended in 2012. Presenting Tony Velella from 202 West 107th Street. He pointed out that the play street is on the Church block, not the school block. Committee responded that the original proposal for 107th Street was publicized only along 108th Street and the residents from 107th Street were not reached. Mr. Velella suggested that they close half of 108th Street to accommodate the school's play street. The principal of the school, Omar Ortiz, pointed out that there is an alleyway between the school and the church. He said they are outside in 15 minute intervals from 10:30 a.m. to 1 p.m. Committee member said a resident did not receive emergency vehicles for her daughter. Mr. Velella said the hotel on the block, Morningside Inn, had been negatively affected. He said the most important issue was the process of how the school got the permit and that it was flawed. Community cannot get deliveries or FedEx on the block. In addition, sanitation cannot get onto the block.

Community member who lives at 220 West 107th Street wanted her block to remain quiet.

Committee Chair suggested that Principal Ortiz research other locations for a playground, including 108th Street, and that the school have personnel monitor the kids when they are outside. Committee will talk to DOT but the garage is a problem for choosing 108th Street. Ideally, there would be a barricade East of the garage.



Present: Andrew Albert,

Dan Zweig, Linda Alexander, Isaac Booker, Ken Coughlin, Richard Robbins, Suzanne Robotti and Howard Yaruss.

Board Member: Mark N. Diller. **On-Leave:** Lillian Moore. **Absent:** Anne Raphael and Roberta Semer.



**Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
December 9, 2015 7:00 PM**

Meeting call to order at 7:05pm

1. **283 Amsterdam Avenue** (West 73rd Street.) D&S Dining Group LLC, d/b/a Salumeria Rosi.

Robert Callahan, Donato Loscalzo and Andrew Loscalzo present for the applicant.

- RC – indicated that this is a change of ownership only. Hours and operation will remain the same, they may tweak the menu, and there is no delivery service.
- George Zeppenfeldt-Cestero – requested they send us a list of the location of the postings.

*After due deliberation, the Application was **Approved***

5-0-0-0; non committee members 1-0-0-0

2. **228 West 72nd Street** (West End Avenue.) MT Gebhard, LLC, d/b/a Gebhard's Beer Culture.

Matthew Gebhard and Zara Lucas present for the applicant.

- ZL – provided letter of support from the community. He indicated that the bar will serve food, but not after midnight.
- MG – agreed to reduce hours of operation from 4:00am to 2:00am Fridays and Saturdays. He also described how the operation of the bar will be like. They will serve mostly wine and craft beers. They hope to open by the end of next April or May. They will submit an enclosed café application. The space will not be rented for private events.

George Zeppenfeldt-Cestero explained why we requested the reduction in hours of operation.

The committee requested the applicant to post signs which have not been posted yet.

- Emily Nessler, 228 West 72nd Street Apt 2R – expressed concerns about the bar operating hours and possible late night noise emanating from the establishment and that she doesn't want to walk through a cloud of cigarette smoke on her way home. She also asked what type of music would be played (background music only) and expressed a concern about the fire alarm being disabled on the second floor exit door.
- MG – indicated that they have a plan to prevent cigarette smoke from being a problem and that they already started taking steps to fix the fire alarm on the second floor exit door.

The committee suggested that the bar develop a plan to discourage patrons or employees from smoking under resident's windows and that they consult with the tenants about the music's volume level they will use to ensure that the tenants will not be adversely affected. The committee also suggested that the bar document the pre-existence of an enclosed café on that location for when they apply for the use of an enclosed café.

The committee will approve the liquor license application with the following stipulations:

- The bar will not open beyond 2:00am on any day.
- The bar will also serve food.
- They will post no smoking signs on the entrance to the bar.
- They will try to place some sort of ashtrays on the outside area of the entrance.
- They will have a fire alarm and video camera for the 2nd floor exit door.



*After due deliberation, the Application was **Approved with stipulations***
6-0-0-0; non committee members 1-0-0-0

Unenclosed Café Renewal Applications:

3. **313 Amsterdam Avenue** (West 75th Street.) Renewal application #1471902-DCA to the Department of Consumer Affairs by Baby Oliver, LLC, d/b/a Piccolo Cafe, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.
No one was present for the applicant.

*After due deliberation, the Renewal Application was **Disapproved without prejudice.***
5-0-0-0; non committee members 1-0-0-0

4. **441 Amsterdam Avenue** (West 81st Street.) Renewal application #1283635-DCA to the Department of Consumer Affairs by JPS Ventures, Inc., d/b/a St. James Gate, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 8 seats.
Siobhan Hennesy and Paul Finnegan present for the applicant.

*After due deliberation, the Renewal Application was **Approved***
6-0-0-0; non committee members 1-0-0-0

5. Multi-block street fairs. Public hearing on applications to the Street Activity Permit Office for Multi-block Street fairs in 2016.

Mort Berkowitz from Mort & Ray indicated that many of the fairs were previously merged into multi-sponsor fairs which are the way in which they operate now. He also complained that the hours of operations were reduced by one hour last year and that there is a political solution to restore the lost hour of operation to the fairs. He offered to eliminate 2 fairs in the hope to have the lost hour of operation restored but the offer has not been accepted so far. He suggested that the board pass a resolution to ban unlicensed massage vendors on the street fairs, only state certified massage practitioners should be allowed to participate. Mr. Berkowitz stated his desire to have more non-profit agencies participate on the street fairs. They would not be charge and can have a table and chairs for their use.

It was suggested that sponsoring non-profit agencies that do not receive public funds should not have to donate the 20% of their fair profits to other nonprofits which may be receiving public funding.

The committee will write a letter to city officials to advocate for the restoration of the lost hour of operation.

4/17/16	Veritas, Inc. Duke Ellington Blvd Neighborhood Assoc. 24 th Precinct Community Council	Broadway 96 – 102 E Broadway 102 – 106 E Broadway 105 – 106 E	Mort & Ray Mort & Ray Mort & Ray
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*After due deliberation, the Permit was **Approved***
6-0-0-0; non committee members 1-0-0-0

4/24/16	Lincoln Square Neighborhood Center	Columbus Ave 66 – 72	Clearview Festival
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*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

5/01/16	Broadway Mall Center	Broadway 86 – 93 E	Mort & Ray
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*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0



5/08/16 Committee for Environmentally Sound Development Broadway 60 – 65 E Clearview Festival

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

5/22/16 West Manhattan Chamber of Commerce Amsterdam Ave 77 – 89 WMCC

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 0-0-0-1

5/29/16 Coalition for a Livable West Side Broadway 72 – 82 W Mort & Ray
Safe Haven West Side Basketball League Broadway 82 – 86 W Mort & Ray

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

6/05/16 Project Open at Lincoln Center Towers Broadway 65 – 72 W Mort & Ray
Mitchell Lama... Mort & Ray

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

6/12/16 West Side Federation of Neighborhood & Block Assoc. Broadway 73 – 82 E Mort & Ray
The Broadway Mall Association Broadway 82 – 86 E Mort & Ray

If the Tony’s Awards Event takes place at the Beacon Theater around this date, the fair will be relocated to the West side of Broadway and will start from 72nd street.

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

8/14/16 Goddard Riverside Amsterdam Ave 79 – 86 Clearview Festival

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

9/18/16 Valley Restoration, LDC Amsterdam Ave 96 – 106 Mardi Gras Festival

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

9/18/16 West Manhattan Chamber of Commerce Columbus Ave 68 – 86 WMCC

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 0-0-0-1

10/02/16 Bloomingdale Area Coalition Broadway 96 – 103 W Mort & Ray

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

10/16/16 NAACP Mid-Manhattan Branch Broadway 86 – 90 W Mort & Ray
Symphony Space Broadway 90 – 96 W Mort & Ray

*After due deliberation, the Permit was **Approved***
5-0-0-0; non committee members 1-0-0-0

6. New business

- a. Dustin Dykstra present for the Shake Shack – quarterly review report. He indicated that they are making progress on complying with the community requests that they agreed to the last time they came before the committee for a renewal of their enclosed café. He was asked by the committee how were the compactor trash cans working out and he indicated that they were working adequately. He mentioned that he is making a concerted effort to



keep all the garbage under control and may hire more personnel in the summer to keep it under control.

Christopher Riano pointed out that there is still an overcrowding problem at the door. Mr. Dykstra indicated that they hope to solve the overcrowding problem by the summer.

- b. Peter Arnstsen from the Columbus/Amsterdam BID – talked about some of the BID upcoming Family Days and other events, e.g., Taste of Bloomingdale, where the BID is experimenting with new operating hours (2:00 to 8:00 pm). He also informed the committee that he received a call from Altagracia Hiraldo of Dominican Sunday indicating that they want to apply for a permit for a street fair to take place on 8/27/16 on Amsterdam Avenue from 108 -110 streets.

The event dates will be:

5/22/16	Columbus Ave 106 – 110	2:00-8:00pm
9/18/16	Amsterdam Ave 106-110	11:00-5:00pm
9/25/16	Amsterdam Ave 106-110	11:00-5:00pm

The meeting was adjourned at 8:45 pm.

Present: George Zeppenfeldt-Cestero, Michele Parker, Linda Alexander, Christian Cordova, Paul Fischer and Christopher Riano. **Board Member:** Andrew Albert. **On-Leave:** Marc Glazer and Matthew Holtzman.

Absent: Brian Jenks, Anne Raphael and Suzanne Robotti.



Preservation Committee Minutes
Jay Adolf and Gabrielle Palitz, Co-Chairpersons
December 10, 2015

The Preservation Committee of Community Board 7/Manhattan met on Thursday, December 10, 2015, at the District Office, 250 West 87th Street, in the District. The meeting was called to order at 6:34 pm by the co-chairs, Gabrielle Palitz and Jay Adolf. The following matters were discussed and actions taken.

1. 108 West 74th Street (Columbus Avenue). Application for a rear yard terrace enclosure.

Presentation by: John Ellis, Architect

- Proposal to enclose a rear yard terrace for use by a proposed restaurant; Restaurant originally designed for open seat dining in the rear yard; Now seeking to enclose the rear yard and preserve the quiet rear yard; One-story enclosure is proposed – not enclosing any part of the rear yard other than the existing hardscape terrace; Preserving the existing L extension. Existing L extension extends to full-width on the garden level; Windows triple-glazed and fixed; Windows – mahogany painted black; pumpkin-painted stucco wall (size reduced to include more windows); sound insulation in the roof; Proposed side walls will be pumpkin stucco also, only 40 SF in area; Extension would be 4’3” above an existing 7’ garden side yard wall; will project 9’ from the existing rear façade; HVAC located beneath a metal grille in the rear yard outside the proposed enclosure; Restaurant exhaust will extend from roof of the existing rear extension up to the roof level; Standing seam copper roof. Pitched roof with flat seams that connect to the building just below the existing 2nd floor terrace.
- Rear yard “donut” has been interrupted by large-scale buildings on the West 73rd Street side of the rear yard on the eastern half of the block; Rear yard has mixed collection of L extensions of varying widths and depths.
- Precedent – 2012 enclosure of entire rear lot on facing rear yard from West 73rd Street.
- Enclosure entirely within the commercial overlay (within 100’ of Columbus Avenue); all DoB and zoning issues have been resolved.
- Considering a crushed surface or another permeable surface for the rear yard outside the proposed enclosure.

Community Comment

Pat Still – 122 West 74th

- Confirming enclosure of seating. No outdoor seating.

Paul Fionfonas – 106 West 74th

- Purchased next door in 2002.
- Notes the owner is not present. Concern about notice.
- Concerned about progress of the construction. Working on this for 6 years.
- Construction site has been a garbage dump for years.
- Previous tenant was forced out of her apartment.
- Existing condition of terrace was created by this construction – it was not original.



Gabby: Existing condition includes additions permitted by previous applications.

- Reference to tailor shop is inapt – there was no terrace off the terrace.
- Owns and lives in 106 West 74th.
- Applicant has been running other construction projects out of this space.
- Does not respect the residents – only commercial establishment exists across the street (currently a tailor shop).
- Tree in applicant’s rear yard collapsed and damaged the wall on applicant’s and speaker’s property.
Expects will serve alcohol in the enclosed space.
- Do not need another restaurant.
Concern about drainage with extension because the area already floods.
- 103 West 73rd includes a full-depth lot coverage.

John Ellis: Confirms that a contractor is using this space as a staging area (John Bonano).

Priscilla Hoffman – 104 West 74th

- Lived in that space for many years.
- Rear yards intended to be gardens and greenery.
- Someone built a tall brick wall.
- Current back yard is nicely landscaped.
- Built a stockade fence – told could only be 8’ tall.
- Enclosed terrace is not what is intended to the rear yard.
- Will impact the rear yards of neighbors.

Committee Discussion

Miki:

- Nothing outrageous about the proposal; Appropriate.

Peter:

- Concern about drawings. Would be helpful to link plans and elevations so they correspond visually; Design is appropriate.

Meisha:

- Concern based on neighbor’s comments; However, not removing any historic fabric; Assuming zoning and egress approvals have been obtained, does not see a basis to object on an appropriateness basis; Design is appropriate.

Louisa:

- Shares concern about the 6-year delay; enclosing a rear yard for a restaurant is desirable; Materials are appropriate, and dealing with rainwater runoff is a positive.

Mark:

- More than minimally appropriate; Multiple panes better than stucco walls. Better design than others we have seen; more desirable to enclose a restaurant.

Gabby:



- Multiple panes have the feel of a garden structure; Supports the design.

Resolution – Approve as proposed with the agreement to substitute fully or semi-permeable outdoor surfaces for the proposed blue stone.

VOTE: 7-0-0-0

- 2. 18 West 75th Street (CPW – Columbus). Application to add a stair and elevator bulkhead on the roof, restore the front façade, and add new windows to the existing rear extension, and enclose the existing overhang at the ground floor.**

Presentation by: Wayne Turrett, Turrett Collaborative

- Part of a historic row of rowhouses; 1940s tax photo shows a stoop; brownstone façade; 1980 no stoop (stoop removed); white paint applied over brownstone; small window at location of former parlor floor door; non historic street level entrance
- Proposal calls for single family dwelling
- Front façade: proposing new wood and glass door; new wood windows with light gray finish; repaint white façade; new larger window at 2nd floor; new moldings based on silicone cement mold
- Rear elevation: existing brick; recessed area below; existing rear extension is dilapidated; 2 rear windows not in alignment, wish to relocate 2 windows at 2 uppermost floors; want to propose a semi contemporary renovation of rear yard; glass rail at roof; new tilt and turn windows; reclad extension in different kind of brick; enlarge window at 3rd floor; demo rear ell extension and construction of new rear ell with recessed terrace; rebuilding projecting bay window with new windows and transoms, and simplified details; projecting bay will extend down to the grade level; recreating metal cornice
- Roof: Bulkhead will be in line with others on the street

Committee Questions

- Mark: different colors on 18 and 20 rear elevations; why?
- Gabby: concerned about masonry pattern; need to understand the relationship of this building to the row; how will these changes be seen in context with the row? Probably had a consistent pattern within the row; concerned that this will be difficult to evaluate; 3 evenly spaced windows on western rear façade; drawings are not accurate; would like to see if the 3rd and 4th buildings in the row have 3 equally spaced windows or not? May not be able to make any determination based on available documentation; hard to understand changes based on presentation
- Peter: expressed concerns about broad extent of the proposed work; drawings show strange shadows; critiques the radical changes proposed at rear façade; keep some of the character of the buildings would be reasonable; cut out is not unreasonable; but other changes go too far; concern about paint over brownstone
- Meisha: drawings and photos presented do not allow Committee to evaluate whether or not the integrity of the row has been maintained or compromised over time

Architect: acknowledges inconsistencies in the drawings



- Rebuilt rear ell with cut out at 3rd floor; contemporary open balcony; roof of rear ell will be a terrace; projecting bay will have a balcony with railing; window wall will be a double height space
- Materials: front façade – metal ornamentation to be painted; repaint white paint over brownstone; mahogany front door; grey painted window frames; rear façade – dark grey long brick; stucco bulkhead; metal window sill and jamb and door; standard red brick; window headers and sills to match existing; aluminum windows tilt and turn dark grey finish; metal cornice above projecting bay; windows and doors at rear ell – casement and fixed windows with mushroom colored finish; concrete coping with dark grey finish; preserving brick corbelling at rear roof line
- Mock up consists of 10’0” stair and 15’-0” elevator bulkheads; enclosure for mechanical equipment 12’-0”; not visible from public way; clad in stucco; railings 42 above roof; (drawings are not correct – state measurements taken above parapet; but actually measurements are taken above roof)
- Plan to excavate at rear yard and construct new extension below grade at cellar; grade of rear yard will be maintained; go down 2 feet lower than existing; will extend to 3 feet from rear lot line; full width; roof drains for rear extension below grade; pavers with structural skylights;
- Will comply with TPPN 10/88

Committee Comments

- Gabby: conceptually like what is being proposed; troubled that I can’t evaluate this proposal without the broader context; can’t evaluate with the presentation; modifying at all different planes and elements; don’t have a problem with no brick at interstice; changing the windows is a very important change;
- Peter: mish mosh of too many things; plan and section no problem with generally what is being done; rear façade is got too many new things; wont relate to neighbor or even internally; too many different windows and balconies; chops away at whole rear; lower levels just over the top; basically all these different types of glazing; one 2 story type space; big piece of glass at projecting bay extension; almost no brick left at the rear; this is a brownstone but the owner doesn’t appear to like brownstone; goes too far; brownstones are usually pretty simple; nothing left of the original; need to better document the row condition

Architect – currently is a mish mosh; could be some improvements; clearly we should have more photographs; calendared for 12/15/15.

- Mark: front façade – like replication of detail around front door; expansion of front window makes sense; not in love with white color; rear façade – echo others comments; open air enclosed terrace could be ok; concerns about alignments of windows; concerned about wall of glass at lower 2 floors; LPC may not approve tilt and turn windows at upper floors; need to be satisfied that openings are acceptable within the context of the row; like that there isn’t a full width roof addition
- Luisa ; ditto; like molding at front and new door; would like to know the other buildings in the row look like; try to understand the whole; new addition looks like it just landed and got stuck; mismatched color of brick at rear ell with rear façade; problems with tilt and turn windows; maybe it would be better if all new construction was red brick; appreciate that its tough to make new architecture in a historic district;
- Jay : in context of the buildings to east and west which have been modernized, no problem with this design; no problem with grey long brick standing out as distinct element; they are modernizing the back of this brownstone; rear facades of these rowhouses are not typically



pristine; let in light and air; at rear bay projecting extension and double height glass wall, would like to see more consistency with the glazing at the ell extension; no compelling need for consistency on the rear facades; appropriate

- Meisha: applaud the historic documentation shown for the front façade; LPC would consider repainting the front façade to be routine maintenance that would not require separate approval; Recommends a breathable masonry coating that replicates the brownstone color; front replacement door, molding and enlarged former door – all improvements albeit not replicating the historic condition; roof – careful mock-up of the bulkheads and enclosures – not visible from public way; all appropriate; rear façade: echo concerns about plans and elevations not matching. Disturbing to see so many inaccuracies; rendering of the rear elevation is not clear – would prefer to see representation of the original vs proposed relocated masonry openings – need a clearer distinction between existing and proposed conditions on the rear façade; echo the previous concerns about this building’s relationship to row of which this is a part – lack information to make a determination as to whether these changes are a departure from an intact row or if the row has already been compromised such that they would be immaterial; many changes to the rear façade may not be a departure from proposals this committee has previously accepted, but it is difficult to determine.

Resolution to approve front façade (with strong recommendation to approve new breathable masonry coating with brownstone color) and roof work and rear cellar extension:

Approved: 6-0-0-0.

While Committee found the proposed modifications and window shifts at the upper 2 floors and the grey cladding and spatial modifications at the rear ell extension are reasonably appropriate; however the Committee found fenestration treatment of the cantilever enclosure at the lower 2 floors needs to be better harmonized with the fenestration of the rear ell extension; Committee disapproves the design of the rear elevation:

Vote: 5-0-1-0.

Present: Jay Adolf, Gabrielle Palitz, Louisa Craddock, Mark Diller, Miki Fiegel, Meisha Hunter Burkett and Peter Samton.

CB7 Land Use Committee Minutes

December 16, 2015

The Land Use Committee of Community Board 7/Manhattan met on Wednesday, December 16, 2015. The meeting was called to order by Land Use co-chairs Richard Asche and Page Cowley.

Agenda:

Presentation by the West Side Federation for Senior and Supportive Housing (WSFSSH) of their preliminary plans for the 108th Street development (the north side of W. 108th Street between Columbus and Amsterdam Avenue). The project includes two existing buildings and the sites that will be rebuilt as a single complex that has been described by the owner as “ removing the current building which houses our Valley Lodge Transitional Shelter program, replace it with a new Valley Lodge together with permanent supportive housing as well as affordable housing for families and older adults.”

This preview was to learn about the project and provide feedback to the owner. It is expected that this project will return to CB7 some time in early 2016.

Present:

LU Committee Members: Richard Asche and Page Cowley, Co-Chairs, Sheldon J. Fine, DeNora Getachew, Brian Jenks, Jeanette Rausch, Peter Samton, Roberta Semer, Ethel Sheffer, Howard Yaruss

Non-Committee Members of CB7: Dan Zweig

The presentation was made by:

Laura Jarvis, Director of Common Ground Community and Parish Associate at Rutgers Presbyterian Church (and was former Executive Director of WSFSSH)
Paul Freitag, Executive Director, WSFSSH
William Stein, FAIA, Principal at Dattner Architects.

Laura Jarvis introduced the project and described their present buildings and how they are occupied and the site, which lies between the Booker T Washington School and the Abel Abeles Community Park. Ms. Jarvis provided a summary history and growth of WSFSSH and some of their other similar new build and renovation projects undertaken in the past which include: The Marseille, Red Oak, Euclid Hall, in total managing 24 buildings for senior and supportive housing for adults.

This project includes expanding the capacity of the Valley Lodge building which currently houses 92 homeless men and women with mental health issues. WSFSSH has been working with the Department of Homeless Services for the last 28 years. The project site contains the following lots: Lot 5 (4 stories); Lot 10 (no building); Lot 13 (five stories); and Lot 26 (3 stories).

The project consists of the demolition of three garages, whose ownership will be conveyed from the Housing & Preservation Department (HPD). This component of the site will provide 140 affordable housing units and 45 senior housing units. The present *Valley Lodge Building* will be demolished and replaced with a new facility that will provide shelter for 110 people and increased on-site medical services with the opportunity to house a Community Medical Clinic.

William Stein then presented the initial design concept for the new complex as two scenarios.

1. The first scenario, working within the R8B zoning scenario is an FAR of 4. The proposed new buildings will be six and seven stories and has been envisioned in two parts: The East building and the West Building.

- a. The East Building: Designed for 45 Senior Housing units and will consist of a 45,000 sq. ft. building at 7 stories tall.
 - b. The West Building Designed for 110 shelter beds, 245 permanent affordable housing units (85 of these to be supportive housing with 60 units affordable housing units). The proposed development will contain 140,00 sq. ft.
2. The second scenario will require a variance for the use of the rear yard and to waive street wall set backs. Under this scenario, there can be an increase in the target number of units raising the FAR from 4 to an FAR of 6.02, but this second scenario is a voluntary limit of the FAR to 5.2, which is less than the R8A rezoning that was approved several years ago.
- a. The East Building: Designed for 75 Senior Housing units and will consist of two connected buildings, on 8 stories and the other 11 stories.
 - b. The West Building Designed for 110 transitional beds, 190 permanent affordable housing units (105 of these to be supportive housing with 85 units affordable housing units). This development option will also have room for a full medical clinic on site.

Both options will follow a sustainable design approach and will be an energy reducing design.

The following questions were asked::

- A. How or what will happen to the approximate 850 public parking spaces be managed, moved or can they be incorporated in the current proposal?
Response; There is alternative parking in the area and the excavation is not feasible at this time. Remedial environmental work will be part of the project.
- B. Where is the funding for the project and who is providing it?
Response: All funding will come from the City or the State with allowable tax credits.
- C. Will it be possible to mix the transitional, affordable and senior housing to have a single and supervised entrance point?
Response: For programmatic and services provided there will be a single and separate entrance for the transitional housing. The affordable and Senior housing will have a shared entrance.
- D. Are all amenities available to all categories of resident and are the apartment sizes no less than 400 Sq. feet?
Response: There will be an exemption of the minimal 400 sq. ft. Classification and use group 2, non-profit allows supportive housing at 310 sq. ft for a studio (with kitchenette and bath); the affordable units from studio to 3 beds will exceed 400 sq. ft.
- E. Will HPD Revised Design Guidelines be used at this project?
Only with regard to room size.
- F. What is the schedule for the project?
Ultimately, because of the variances and the re-zoning of the lots that is expected to be 9 months or so prior to completion of all of the design documents and other permitting and approvals. The anticipation is to start construction by mid 2017.

Comments from Land Use members are listed below:

- For the up-zoning to increase the FAR, this will go through a Land Use attorney and follow a ULURP process, right? Therefore the following should also be studied:
 - Construction near the school and its impact of children.

- Height consideration, even though there are similarly taller buildings in the second scenario, and it is proposed that this component be opposite the playground, it is very tall by R8A standards.
 - A description of the restrictive declaration to build to a voluntary FAR of 5.2 if scenario two is selected.
 - A limit on the transfer of remaining development rights.
 - A shadow study, particularly given the stepped bulk and massing configuration was important.
- As to the options, comments regarding the different massing leaned more toward the stepped or graduated bulk from the six stories up to eleven story component rather than the taller building alongside the brownstones.
 - Rather than recesses exhibited by the brownstones consider reveals, as these buildings are not the same height or massing as the taller buildings in this proposal.
 - Hard to believe that car parking took precedent over housing in previous determination of use of this site, the shadow study will be important.
 - Would it be possible to incorporate parking underneath any or all of these buildings even to below grade levels to mitigate the loss of parking that serves 800 people?
 - If not all parking can be provided, could there be some parking with car rental. car share service in lieu?
 - There was a general appreciation of the types of services that would be provided by the mix of housing types.
 - The presentation was very though in providing a good description of the bulk and massing options that had been studied.

There being no further business, the meeting was adjourned.

Respectfully submitted, Page Cowley