COMMUNITY BOARD 7/MANHATTAN
Minutes of Full Board Meeting

Community Board 7/Manhattan's Full Board met on Tuesday, May 05, 2015, at Mt. Sinai Roosevelt Hospital in the District. Chair Elizabeth R. Caputo called the meeting to order at 6:38 pm after the Secretary had confirmed the existence of a quorum.

Minutes from previous full board meeting were **approved:** 21-0-2-0

Chair's Report: Elizabeth R. Caputo

- Welcomed new members of the Community Board; announced welcome pot luck for Community Board Members.
- Recognized group of students who testified before the Transportation Committee regarding a proposed street renaming; the group of students also provided a presentation to the Board. The secondary street renaming would be in honor of Norman Rockwell.
- Recognized Win Armstrong for receiving an award for women in leadership.
- Recognized UWS CERT team's award.
- Recognized CB7's participation in the UWS's "Love Your Tree" event; CB7 was a co-sponsor.
- Announced three important meetings this month: this Thursday, there is a meeting regarding the affordable units related to Collegiate School at CB7 board office; a Citi Bike meeting regarding bike locations on the UWS will occur next Tuesday, May 12, at Goddard Riverside; final major meeting will occur at the Land Use committee meeting on Wednesday, May 20, where representatives from City Planning will present on affordable housing.

Community Session

Dan Zweig

- Announced Hope and Heroes Walk (pediatric cancer).
- Proceeds from the walk fund research for integrated therapy and services that helps any children who contract cancer.
- Asked for participants and donors.
- The event will occur on Sunday, May 17 at Pier 84 by the Hudson River at 44th Street.

Olive Freud

- Spoke to shadows being cast on Central Park by new developments, like One57.
- Seeks downzoning and limitations on height.
- Desires that Environmental Impact Studies be required for proposed buildings over 24 stories; such buildings should not be as of right.
- Wants to ban shadows in the parks cast by new developments.

Winifred Armstrong

- Member of Working Group of Park West Village.
- Provided on an update on the proposed Jewish Home Life development.
- Thanked us for our March 3 resolution.

- There is an open space question before the board of standard and appeals that was brought by her group. Seeking clarification regarding who will have access to open space related to the proposed development.
- A further hearing is set to occur on June 23.
- Two Article 78 hearings against the state regarding the environmental impact study have been commenced by interested citizens.

Taka Juba
- Director of New York de Volunteer.
- The organizations focuses on cross-cultural leadership and exchange.
- Offers a program that teaches Japanese culture at PS 199.
- www.newyorkdevolunteer.org

Bari Khan
- Chair of diversity at PS 199.
- Endorsed New York de Volunteer as an organization, appreciates the programs that are sponsored by that group.

Peter Arndsten & Linda Alexander
- Columbus/Amsterdam BID
- New Taste of the UWS
- All are invited to Soiree in the Park on May 27th; one ticket per CB member is being provided free of charge; let Barbara Adler and team know at info@columbusavenuebid.org
- www.newtasteuws.com
- Just re-painted about 200 tree guards on the avenues in the northern part of the district.
- Ellington on the Park opening this month.

Reports by Elected Officials:

Manhattan Borough President Gale Brewer
- There were over 700 applications for about 300 vacancies on the Manhattan Community Boards.
- The BP has created an adjunct to Community Boards so that youth can have an experience analogous to participation on a Community Board.
- The BP is offering a series of Leadership Development classes to prepare newly appointed Community Board members and current Community Board members for Community Board service.
- The BP has opened a new, ground level, BP's office on 125th Street; the opening is on Monday, May 18, 2015 in the afternoon.
- Manhattan's Fire Houses had "open houses" on Saturday, May 2, 2015.
    - The number of visitors was phenomenal.
    - Each Fire House Captain was presented with a certificate of appreciation for his/her service.
    - The Fire Department is making a great effort to recruit people of color.
- The BP is supporting Mom & Pop stores via legislation in the City Council.
- Concerned about the proposed zoning changes.

- The BP supports urban agriculture, particularly in City schools.
  - The BP is encouraging schools to have hydroponic gardens.
- All the City's BPs oppose term limits for Community Boards.
  - The BPs want to be able to retain those on the Board with needed expertise.
- The BP is working on issues regarding Manhattan schools.
  - The BP met with all 6 Manhattan Superintendents.
  - The BP and the schools are working on how to address students' mental health needs and how to increase students' access to the arts and technology.
  - Currently children who do not live in the District cannot attend head start programs in the District. Usually the parents who do not live in-District but who are seeking spots for their children in District head start programs are doing so because the parents work in the District. When these out-of-District children are rejected from in-District head start programs, many of their parents enroll them (the children) in in-District alternatives, such as charter or private pre-school programs. The BP is working on enabling children whose parents work in the District to attend head start programs in the District notwithstanding their lack of residence in the District.
  - The BP told Mayor de Blasio that former Mayor Bloomberg supported northward extension of the West End Avenue historic district, and that Mayor de Blasio should definitely support the extension as well.
  - The BP supports a moratorium on the building of very tall buildings on West 57th Street.

Helen Rosenthal, City Council Member, 6th District

- 350 attendees at her town hall; 18 city agencies represented. In the process of addressing all questions that were posed that day, answers for which will be posted on her website.
- "Love Your Tree" event last Saturday, addressed some tree pits that were left over after the event that will be planted this upcoming weekend.
- Participatory budget winners include: Westside campaign against hunger van; greenway; bus countdown clocks; turf at MLK high school. The results were decided by 2,200 district voters who participated in the selection.
- Crafted legislation to address Landmarks process and to further integrate CBs into their decision-making process.
- Upset about the LPC's proposed changes to the proposed historic district in the northern part of the district.

Reports by Elected Officials' Representatives:

David Moss, C-M Corey Johnson's Office

- Saturday, Civic Hall on 5th Ave., from 12-3, there will be what is called a "West Side Summit", which will include a state of the district by the CM as well as a keynote from the director of the municipal art society.
- Introduced legislation that would create office of drug strategy to modernize our policies.
- Introduced legislation to make all taxis/cars in City handicap accessible by 2020.

Sabine Franklin, C-M Mark Levine's Office
- Passed bill (at committee?) that would establish the "People's Law Firm", which would provide civil legal services to low-income individuals.
- Will announce participatory budgeting projects soon.
- Thursday, Housing workshop at Kipp elementary school.

Max Weiss, A-M Linda Rosenthal's Office
- Air BnB sting immensely successful.
- A-M checked into four illegal apartments; got lots of news coverage.

Justin Simmons, A-M Daniel O'Donnell's Office
- 12th annual community reading channel kicks off tomorrow; students who are pre-K through 8th grade. Provide a list of books that they encourage students to read. Theme is: "All for one and one for all". There will be book parties at three public libraries throughout the program.

Tara Klein, State Senator Brad Hoylman's Office
- Working to address climate change in state as ranking member of Senate Environment Committee.
- Hosting forum to discuss climate change and what can be done to address the change in Albany.
- Proposing ban on pesticide glyphosate, which is used in Round Up.
- Health of the Hudson panel will occur on June 4th.

George Damalas, State Senator Jose Serrano's Office
- Free legal clinic on May 21 in their office; providing advice on family law, child support, and domestic violence.
- June 15 is rent regulation expiration date; Senator proposed legislation to address the expiration.

Jackie Blank, Congressman Jerrold Nadler's Office
- USA Freedom Act; co-sponsored by Rep. Nadler; would expand civil liberty protections and end bulk collection of phone data. Approved by House Judiciary; hopeful will pass House.
- Reauthorization of 9/11 health and compensation act.

Laura Atlas, Public Advocate Letitia James' Office
- Sued Department of Education for blocking people from attending SLT meeting. PA Office won, SLT subject to open meetings laws.
- Time Warner and Comcast will not be merging.

Business Session
Transportation Committee
Andrew Albert and Dan Zweig, Co-Chairpersons
1. **Broadway and West 103rd Street.** Request by the Edward J. Reynolds School to name secondarily the Southeast corner of Broadway and West 103rd Street "Norman Rockwell Place."
   - The Co-Chair introduced the resolution.
   - The resolution was adopted unanimously at Committee.

After deliberation, the resolution to approve was adopted: **33-0-1-0**

2. **Manhattanhenge.** Application to the Mayor's Street Activity Permit Office of street closure of West 79th Street (Columbus-Amsterdam Avenues) for the Manhattanhenge event on Monday, July 13th, 2015.

- The Co-Chair introduced the resolution; Museum of Natural History requesting street closing.
- The closing would occur on Monday, July 13.
- Unanimously approved at Committee.

After deliberation, the resolution to approve was adopted: **34-0-1-0**

3. School crossing guards.

- The Co-Chair introduced the resolution.

After deliberation, the resolution to approve was adopted: **34-0-0-0**

4. **Newsstand on S/W/C Columbus Avenue and West 93rd Street (IFO. 100 West 93rd Street).** New application # 4153-2015-ANWS to the Department of Consumer Affairs by Mohammed F. Uddin to construct and operate a newsstand on the southwest corner of Columbus Avenue and West 93rd Street, in front of 100 West 93rd Street.

- The Co-Chair introduced the resolution.
- Applicant did not attend meeting.
- The resolution was approved unanimously at committee.

After deliberation, the resolution to disapprove without prejudice was adopted: **35-0-0-0**

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

5. **361 Central Park West** (One West 96th Street.) Application to the Board of Standards & Appeals by 361 Central Park West LLC, for the conversion of a vacant, six-story landmarked community facility (former First Church of Christ, Scientist) into a 39-unit residential building, which requires waivers of required rear yards, minimum dimensions of inner courts, minimum distance between legally required windows and walls or lot lines, and minimum distance between legally required windows and any wall in an inner court, as well as waivers of §§ 30-2 and 30-3 of the Multiple Dwelling Law.

Antonia Rossello, AIA, Salazar & Rossello Architecture: LPC approved removal of stained glass notwithstanding that LPC recognized the significant of these stained glass windows 40 years ago; History of Stained Glass in America indicates the artist that created these windows was more eminent than Tiffany; why should irreplaceable works of art be removed.

Luis Salazar, Salazar & Rossello Architecture, architect, and resident of adjoining building: applicant cannot establish that it is entitled to variance based on hardship because the calculations on the developer's return on its investment are inaccurate; the architectural changes in this project will harm the neighborhood, particularly the proposed stone wall adjacent to the adjoining building; the windows will be too close to the neighboring building; the light and air requirements of the zoning law were enacted for good reasons; there is no basis for abridging them on this project.

Susan Simon, neighbor: this building should be used as a cultural facility, not for residential purposes; during the course of the developer's application, the developer repeatedly increased the number of apartments it proposed for this building; there are not enough windows for that number of apartments in this building; the windows in these new apartments will be too close to her building; granting this developer a variance would indicate that light and air rights can be bought by the wealthy.

Celia Panella, resident of adjoining building: my windows face the roof of 361 CPW; if something falls off the roof of 361 CPW and hits my windows, it would be very dangerous to those in my apartment; as a result, I cannot rent my apartment; I am facing foreclosure.

Kate Wood, Landmark West: 361 CPW is the crown jewel of the UWS; the architect who designed 361 CPW designed the research library on 5th Avenue and 42nd Street and the Frick Museum; 361 CPW was one of the 1st landmarked buildings; we must preserve the integrity of this landmark; the purpose of the variance process is to grant variances to those who really need them, not as a means for developers to maximize their profits; why relax the rules for this developer, who does not deserve a variance; don't give a public asset away for little return.

David Rosenberg, Landmark West: The numbers being considered for Finding (b) do not make sense; when the developer bought this building, it knew the building was landmarked; the developer could have used it as a school or health facility; the developer did not have to use the building for condominiums; the developer could have installed a center courtyard to meet the light and air requirements, not pierce the building's walls.

Christopher Collins, EVP, Capalino & Company:

Finding (a): an obsolete building like the one in question qualifies for variance;
Finding (b): BSA does not look at nuts & bolts of each transaction; it uses a fair & objective approach to its analysis in every case;
Finding (c): the proposed use for this property is permitted by zoning law;
Finding (d): not self-created hardship;
Finding (e): in determining whether this is the minimum variance needed for relief, consider the hardship and rate of return.

Land Use Committee Chair: CB7 and LPC have already reviewed the applicant's plans and have already required changes; the resolution in question applies zoning standards and does not address landmarks issues.

Board comments:

- If dislike removal of stain glass windows, vote against subsection c as a variance which is against public welfare.
- How can we vote for Finding (b) when the Land Use Committee disagrees with the assertion that (based on the numbers in question) the developer will not have a reasonable rate of return on its investment.

Land Use Committee Chair: Without zoning variances enabling the developer to use this property for condos/coops, no developer could make a reasonable return on this property/investment.

Board comments:

- Landmarks Committee knew no other group was willing to buy 361 CPW and use it for any other use of benefit to the community.
- Stained glass is an integral part of building whether viewed from inside or outside the building; the glass is a key element of the structure and therefore cannot be eliminated.
- Developer's claim of hardship is based upon the large amount of money it spent to purchase 361 CPW and the large amount of money it anticipates using to redevelop the building; the

developer created the evidence for hardship and cannot now use it to support its hardship claim; how can other developers with more community-oriented plans compete against this developer.

Land Use Committee Chair:

- Reasonable rate of return is usually 6% (usually applied to not-for-profit org which applies to renovate this sort of property); a developer claiming hardship is not precluded from doing so merely because it will have more than a 6% rate of return on its investment.
- If this variance is not approved, this building will remain vacant and begin to deteriorate just as the church on West 86th Street and Amsterdam Avenue has deteriorated; it is good for the community for this building to be used.

- Board comments:
  - Cannot have apartments in this building without variances.
  - Hard to vote yes on these findings.
  - Hard to vote that 100% profit is reasonable rate return.
  - Is this the minimum variance necessary?
  - Don't want developers to believe that they will automatically get variances if they buy landmarked buildings.
  - The developer does not have to be considered as constrained merely because it is required to comply with BSA criteria.
  - Don't have to approve north windows; can have certain rooms without windows; can provide light without windows; we have wiggle room re Finding (c); we can say this is minimum required variance.
  - We don't want speculation on landmarked properties in the District; we should create an approach that preserves landmarks; vote against this resolution.
  - Land Use Committee's task was merely to analyze whether or not the findings were met; the issue before CB7 is whether the variance sought is the minimum needed for the applicant to accomplish what the applicant is entitled to do on this Landmarks-approved project; most of the issues being raised are not before CB7 at this time.
  - This is a derelict church; the community needs a developer to find an adaptive re-use of this building; we must think about the derelict church at W 86 St & Amsterdam; that developer walked away from its proposed project; if we do not approve this application, we will have same situation at 96th Street/CPW as we have at W 86 St/Amsterdam Avenue.
  - If your view/lifestyle will be affected by the proposed development (*e.g.*, windows on north side of 361 CPW), there is a negative impact on the value of your apt; developer can't maximize its profit at your expense
  - The stained glass windows can be preserved in 361 CPW; removal is a detriment to neighborhood
  - Reconfigure project while still giving developer reasonable rate of return; want adaptive re-use; fear this church will become derelict like W 86 St/Amsterdam Avenue church

Land Use Committee Chair:

- If CB7 votes against this application, preservation of this building will be in jeopardy.

- 10 feet between your windows and windows in 361 CPW does not justify rejecting this plan; windows in close proximity is a common situation.

Zoning Variance:
After deliberation, the resolution to approve that Finding (a) was met was adopted: **21-12-4-2**
After deliberation, the resolution to approve that Finding (b) was met was not adopted: **11-20-5-2**
After deliberation, the resolution to approve that Finding (c) was met was not adopted: **17-16-4-2**
After deliberation, the resolution to approve that Finding (d) was met was adopted: 19-1**2-4-2**
After deliberation, the resolution to approve that Finding (e) was met was not adopted: **12-17-6-2**

Based upon the foregoing, the resolution to approve a zoning variance for 361 CPW was not adopted.

Multiple Dwelling Law:
After deliberation, the resolution, to approve a variance from the Multiple Dwelling Law regarding light and air requirements, was not adopted: **18-13-5-2**

6. **150 West 85th Street, Manhattan Country Day School (**Columbus-Amsterdam Avenues.)
Application #1-15-BZ to the Board of Standards & Appeals by Manhattan Country Day School for a variance to allow additional floor area and a vertical extension in order to meet programmatic needs of the school.

William Mauro, 85-86 Neighbor Alliance: applicant's most recent submission indicates applicant plans on adding even more color to the roof than in prior plan; in making this submission, the applicant is ignoring community's opposition to a colorful roof; Mr. Mauro's group has a petition in opposition with 150 signatures.

Paula Mauro, 85-86 Neighborhood Alliance: Land Use Committee disapproved application for 150 West 85th Street; asking CB7 full Board to respect Land Use Committee's vote in opposition to application.

Edward ("Ted") Hall, Endangered Elm & Community Trust: one of the few elm trees that survived the blight is standing in the area that would be shadowed by the proposed reconfigured building; concerned that this would endanger this tree.

Land Use Committee Chair:
- the Committee asked the school to make changes in its plan.
- applicant made many changes to its plan in accordance with committee's requests.
- there are now small disparities between what the committee requested and the applicant's plans.
- the shadow study demonstrated that there is practically no shadow problem; the shadows are problematic only during the winter and summer solstice days when the shadows fall across the lower floors of the buildings across the street from 150 West 85th Street.
- application re 150 West 85th Street was not disapproved by Land Use Committee.
- CB7 voting tonight because BSA hasn't heard application yet & and Land Use Committee's vote not a clear yes or no.
- New school will have fewer students and will be open for fewer hours than prior school that was housed in that building; the new school will have a lesser impact on community than the prior school.
- 150 West 85th Street is not landmarked and is not in the historic district.

After deliberation, the resolution to approve that Finding (a) was met was adopted: **21-8-6-0**
Finding (b) is not pertinent
After deliberation, the resolution to approve that Finding (c) was met was adopted: **21-9-7-0**
After deliberation, the resolution to approve that Finding (d) was met was adopted: **20-7-8-0**
After deliberation, the resolution to approve that Finding (e) was met was not adopted: **14-10-10-0**

Based upon the foregoing, the resolution to approve a zoning variance for 150 West 85th Street was not adopted.

Parks & Environment Committee
Resolutions Re:

7. **Riverside Park.** Parsons School of Design final work at the 102nd Street field house.
   Parks & Env Committee Chair:
   - Parsons students proposed a design for renovation of middle space in building.
   - Parks Department staff and, where appropriate, the Parsons students will do the renovation of the central interior space and the adjacent outdoor space.
   - Students will do only non-technical work.
   - Outside contractors will do renovation of spaces on either side of interior central space.
   - LPC & all other approvals have already been granted; the only approval needed at this point is CB7's.

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

8. **Broadway Mall Association's** public art exhibition of 6 metal sculptures for the exhibition *Don Gummer on Broadway* (May-October) at Columbus Circle (2 sculptures); 65th Street & Broadway; 72nd Street & Broadway (south of subway station); 96th Street & Broadway; 103rd Street & Broadway.
After deliberation, the resolution to approve proposed exhibition of sculptures adopted: **32-1-0-0**

9. **Riverside Park South.** Art Students' League's Riverside Park South proposals.
After deliberation, the resolution to approve proposed exhibition of sculptures adopted: **33-0-0-0**

Preservation Committee
Jay Adolf and Gabrielle Palitz, Co-Chairpersons

10. **341 Columbus Avenue** (West 76th – 77th Streets.) Application to the Landmarks Preservation Commission for a new storefront.

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

11. **310 West 88th Street** (Riverside Drive – West End Avenue.) Application # 16-4785 to the Landmarks Preservation Commission to construct rear yard and rooftop additions, and modify the rear facade.
    a. front façade: After deliberation, the resolution to approve proposed restoration work on front façade was adopted: **31-0-0-0**
    b. rear façade: After deliberation, the resolution to approve proposed restoration work on rear façade was adopted: **27-4-0-0**
    c. rooftop addition: After deliberation, the resolution to approve proposed rooftop addition was adopted: **30-1-1-0**

After deliberation, the resolution to approve the application was therefore adopted.

12. **316 West 88th Street** (Riverside Drive – West End Avenue.) Application #16-2993 to the Landmarks Preservation Commission to construct rooftop and rear yard additions, reconstruct a missing stoop, and excavate the areaway.

- LPC heard this application; project approved unanimously by LPC & CB7 Landmarks Committee

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

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

13. **Applications to the SLA for a two-year liquor licenses:** applications bundled
    - **416 Amsterdam Avenue** (West 80th Street.) LWB Hospitality Group LLC, d/b/a Hummus Kitchen.
    - **215 West 85th Street** (Broadway.) Han Dynasty Upper West Side Corp., d/b/a Han Dynasty.

After deliberation, the resolution to approve these applications were adopted: **31-0-0-0**

14. **982 Amsterdam Avenue** (West 109th Street.) Application to the SLA for a two-year liquor license by Amity Hall Uptown Inc., d/b/a Amity Hall.

After deliberation, the resolution to disapprove without prejudice for reconsideration at a future date was adopted: **30-0-0-0**

Note: This application is on the agenda for the June 2, 2015 CB7 full Board meeting.

15. **100 Columbus Avenue, Avery Fisher Hall.** Application to the SLA to alter the existing liquor license by Lincoln Center Performing Arts and Restaurant Services I, LLC, d/b/a Avery Fisher Hall.
    - Applicant is applying to extend the hours of the bubbly bar so that it will also be open from 5 p.m. -11 p.m.
    - Applicant agrees that anyone can have seat for any reason for any length time in the pertinent outdoor area, which is on the west side of Avery Fisher Hall, on the side facing the reflecting pool

After deliberation the resolution to approve was adopted: **29-0-1-1**

16. **Unenclosed Café Renewal Applications:** applications bundled
    - **384 Columbus Avenue** (West 78th-79th Streets). Renewal application #1190075-DCA to the Department of Consumer Affairs by 384 Columbus Avenue Associates, LLC, d/b/a Ocean Grill, for a four-year consent to operate an unenclosed sidewalk café with 20 tables and 53 seats.
    - **421 Amsterdam Avenue** (West 80th Street.) Renewal application # 1472327-DCA to the Department of Consumer Affairs by B & G Restaurants, LLC, d/b/a Barley & Grain, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.
    - **2607 Broadway** (West 98th – 99th Streets.) Renewal application # 1345744-DCA to the Department of Consumer Affairs by Workhorse Restaurant, Inc., d/b/a Regional, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats.

After deliberation, the resolutions to approve these applications were adopted: **31-0-0-0**

17. **Enclosed Café Renewal Applications:** applications bundled
    - **200 West 60th Street** (Amsterdam Avenue.) Renewal application DCA #CA0984345/ ULURP# N130357ECM to the Department of Consumer Affairs by Heledona Inc., d/b/a Olympic Flame Diner, for a four-year consent to operate an enclosed sidewalk café with 11 tables and 32 seats**.**
    - **180 Columbus Avenue** (West 68th Street.) Renewal Application DCA #CA0895625/ ULURP #N130297ECM to the Department of Consumer Affairs by Mafra Restaurant Corp., d/b/a II Violino, for a four-year consent to operate an enclosed sidewalk café with 15 tables and 36 seats.
    - **2061 Broadway** (West 71st Street.)Renewal application # 1223566DCA /ULURP #N140423ECM to the Department of Consumer Affairs by Café 71, Inc. d/b/a Café 71, for a four-year consent to operate an enclosed sidewalk café with 9 tables and 29 seats.

- **368 Columbus Avenue** (West 77th **-** 78th Streets.) Renewal application DCA# CA1392090/ ULURP #N130381ECM 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.
- **441 Amsterdam Avenue** (West 81st Street.) Renewal application # 1283643DCA/ ULURP #N140421ECM to the Department of Consumer Affairs by JPS Ventures, Inc., d/b/a St. James Gate, for a four-year consent to operate an enclosed sidewalk café with 5 tables and 16 seats.
- **477 Amsterdam Avenue** (West 83rd Street.) Renewal application DCA #CA0885881/ ULURP #N130342 to the Department of Consumer Affairs by 83rd/Amsterdam Restaurant Corp. d/b/a Hi-Life Bar & Grill, for a four-year consent to operate an enclosed sidewalk café with 6 tables and 16 seats.

After deliberation, the resolutions to approve these applications were adopted: **26-3-1-0**

18. **2290 Broadway** (West 83rd Street.) Renewal application #1350796DCA/ ULURP #N140425ECM to the Department of Consumer Affairs by Corned Beef Express, LLC, d/b/a Artie's Delicatessen, for a four-year consent to operate an enclosed sidewalk café with 26 tables and 54 seats.

After deliberation, the resolution to disapprove without prejudice to reconsideration on a future date was adopted: **30-0-0-0**

New Unenclosed Café Applications:
19. **375 Amsterdam Avenue** (West 78th Street.) New application # 2621-2015-ASWC to the Department of Consumer Affairs by Risotteria West, LLC, d/b/a Risotteria, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.
After deliberation, the resolution to approve was adopted: **29-0-1-0**

20. **2161 Broadway** (West 76th – 77th Streets.) New application # 3356-2015-ASWC to the Department of Consumer Affairs by 2161 Broadway Bakery, LLC, d/b/a Maison Kayser, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 23 seats.
After deliberation, the resolution to approve was adopted: **24-4-2-0**

Enclosed Café – change of ownership:
21. **53 West 72nd Street** (Columbus Avenue.) New application # 459183DCA/ ULURP #N130253ECM to the Department of Consumer Affairs by 53 West 72nd Street Café, LLC, d/b/a Dakota Bar, for a four-year consent to operate an enclosed sidewalk café with 13 tables and 26 seats.
After deliberation, the resolution to approve was adopted: **23-7-1-0**
Some members indicated that they want CB7 Board members to discuss what CB7 policy should be regarding enclosed sidewalk cafes.

Steering Committee
Elizabeth Caputo, Chair
Resolutions Re:
22. Requests for leaves of absence in March, April & May for Lillian Moore & Marc Glazer.
After deliberation, the resolution to approve was adopted: **27-3-1-0**

Motion to adjourn adopted at 10:05 pm.

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

Transportation Committee Meeting Minutes
Andrew Albert and Dan Zweig, Co-Chairs
May 12, 2015

CB7 Chairperson Elizabeth Caputo gave opening remarks noting that the discussion regarding the requested West 71st Street play street is postponed. All discussion tonight should relate directly to the Bike Share presentation. The proposed locations will be on CB7's website and comments will be welcomed at: office@cb7.org reference "Bike Share" in the subject line. Transportation co-chairs will run the meeting.

Andrew -
DOT will introduce the locations in each of 6 sections of the UWS. We will take questions and comments on each section in turn and then move on.

Margaret Forgione - DOT - Bike Share
Note that these are proposed sites. They will be adjusted based on feedback from tonight and other sources.

John Frost Dir. of Bike share program at DOT
John reviewed the process and community involvement. The presentation is on CB7 and DOT websites along with the diagrams of proposed bike share sites. John displayed and listed all the sites, then returned to each section for comments.

The following are questions and answers regarding the proposed bike share locations by sections.

59th Street to 72nd Street
- Has there been an impact study? Environment study? A. No study required
- Timing for the bike station installations? A. Bike share has new owners since Jan. With the overhaul and improvements in hardware/software, timing is variable. Late summer and fall 2015 is the likely start date.
- What was the site location process especially regarding location of subway stops? A.
We are focusing on the last mile for multimodal transportation. That said UWS is not a blank space. Not every road bed is smooth enough, sidewalks can be too narrow. The universe of potential spots becomes smaller.
- Will there be the same amount of bikes per station? A. The stands are modular but they are different sizes. Avg expected to be 35 docks per station = 80 feet.
- Will the upkeep be better on the bikes? A. Yes, it's been much better with the new owners even this winter.
- Are there a minimum amount of sites to be in compliance with the contract? A. 39
- How many bike stations for the Upper East Side? A. 39
- There are none around the major high schools and Fordham? A. The quantity of construction going on at Fordham made it impossible to consider bike share close to
Fordham.
- Why aren't there more stands along CPW? A. The stands are near the transverses to encourage bikes to stay on the road in the park and not on the walking paths.
- The stands will take parking spaces and there isn't enough parking. A. Not every stand is in parking. Bike share is a valuable addition to our City.
- Have you consulted with the parks dept. and the conservancies about bike share locations? A. Yes we did. The stations on Riverside will probably be a little smaller.
- Does this program have to show a profit to continue? A. Motivate is the private-sector company running the program. The City is not subsidizing the program.

- Bike racks near entertainment and performance spots will fill up quickly before programs. Will there be a bike valet or some way to get rid of the bike? A. Motivate is working on those issues as a priority.
- Can racks go on private space? A. Yes, it would be up to Motivate to make those arrangements.
- Riverside Center is transportation underserved. Can we get a rack there? A. We'll look at it.

72nd – 76th Streets
- Can we get more bike shares by 72nd transverse and on Broadway?
- The Beacon Theater often gets permits to use the opposite side of the street and there is a bike share proposed there. The Ansonia and bikes came into being at about the same time. So let's not try to keep bike stands away from historic buildings.
- SE corner of Riverside Park, there is a need there. It's a beautiful corner and the bike stands would not be attractive there. But on the NE quadrant there the DOT put in a bump-out which bike share could go into. A. We'll check it out.
- Columbus 71st-72nd there is a bus there that takes half the block. On the east side you have the bike lane. A. It will be in the floating parking lane.
- 72nd - 71st on park side of CPW it's very crowded with tour buses, vendors, pedestrians. A. The racks are pushed up onto the cobble area. People don't walk there because it's uneven.
- Having access to the Greenway will be very helpful. I think there will be a lot of bikes filling up in the evening and empty in the morning.
- Can the bike share stands be put inside the park? A. We are considering that. It would need to be coordinated with the parks. Also they have to be available 24 hours and the parks close.
- When will the location decisions be final? How will we know if they move from where they are mapped now? A. We will be sharing it with the Board.
- Schwab House Board rep states, 74 -73 WEA to Riverside. The Schwab Board does not want any bike share there. A. There are none planned there.
- Have large institutions been asking for no bike shares near them? There are few on the map. That creates large superblocks with no bike service. A. There is no policy to avoid a major institution. We did consult with them to avoid operational concerns, loading areas etc.
- 74th further to the west is near the Esplanade which is seniors. There should not be any there.
- 71st and Columbus where I live would be a fine spot for a station.
- How many accidents have there been in Bike share? Will the final locations be at a meeting like this? A. DOT will be in touch with CB7. 16.5 million rides with zero fatalities.
- How about 73rd St in or near Verdi Sq. Park?
- M79 bus, will it be in the way? Riverdale bus might be in the way too. And 79-78 right off the highway is a nightmare with cars exiting.
- Why no Environmental Impact study? A. Not required under the law.

73rd to 85th
- 81st and Columbus, a lot of space on that superblock.
- NE corner of CPW and 81st street.
- Mariners Gate gets a lot of traffic, I'm glad that the bikes ended up in the street bed.
- We would like more bikes near the museum. A. There is a lot of bus traffic near there, but we'll take another look at it.
- Thank you for restricting the number to 39 bike racks.
- This doesn't seem to be enough bikes, those 2 stations in our neighborhood won't service.
- Columbus Ave bike lane is across the street from the bike docks. There are very few stations on Amsterdam Ave. Is that a comment on the heavy traffic?
- Can we have signage for people coming out of the subway where bike shares are?

85th to 93rd Streets
- No longer than 80 feet? A. Yes and shorter on side streets
- 93rd St is very congested. There should not be a bike share rack there.

- 92nd St no one will use it. A. We will be evaluating them, ones that aren't used will be moved.
- We see people riding on the paths in Riverside Park. With a bike rack near the entrance it will encourage dangerous riding A. Those are shared routes.
- 2 stations close to each other 88th and 90th. Too close and then there isn't a station for a long way - a large gap. A. Our goal is to space them out, but it's not perfect because of restrictions.
- WEA have very few docking stations. It seems like a good place.
- We should have a bike share stand near the entrance to Riverside Park.
- 90th Street and Amsterdam 2 dense schools, limited parking, many school buses and fire hydrants. It's a nightmare street.
- 90th St - Central Park has an entrance there, why isn't there a bike share rack there? A. We'll look at that, near the El Dorado
- There should be bike racks along the bike lane. A. We want to spread out the bikes and the usage.
- If a station is popular, can you increase the size? A. Ridership patterns will change, we will have to adjust as we go along.

93rd - 101st Streets

-WEA there's a lot more room with the single lane and turning lanes. We should have a share there. And what about near Whole Foods? A. There's a lot of unknowns in that area right now. Maybe in the future.
- That whole area is a growing retail/residential area that would boost business by having the bikes there.
- Parking lot at 99th street near where the bike is planned. Dangerous because the cars cross the double lines often.
- That bike rack is not near a bike entrance to the park. Should it be there? Should it be closer to 100th Street?
- 96th St is a busy subway, there should be a bike station there.
- 95th and Broadway is too near the Hertz? A. Hertz is closing.
- 97th Street has huge sidewalks, why not put it up now while the block is open and take it away if JHL moves in?
- CPW 101st Street, can you move the bike rack over to the park side? We have active driveways.
- 95 and 96th, please move it to the sidewalk
- Look at Happy Warriors Playground.
- 100th can you move it closer to Amsterdam Avenue, increase foot traffic on a quiet section.

101st - Cathedral Parkway

- 110th very dangerous place with turning. Be better to be near 110th street subway
109 between B'way and Riverside, almost no traffic there, good location. There is also a lot of bus parking.
- 110th St and B'way on the south side would be great.
- 103rd and WEA would be more accessible for people and for the greenway. Also there is nothing north of 107th.
- 104th Riverside, dangerous because of the access road which causes illegal U turns. A lot of accidents and near-accidents. A major bus stop there too.
- Is there any research on the calming effect of bike stations? A. They are mostly in parking spots, so no.
- 104th and Riverside good entry and exit for greenway. But just south of 103rd street because the entrance is on 102 so one less intersection to cross.
- Above 107th is important. A. Next roll out, next year.
- Columbia is on the northern border, which would increase use. We should have stations at 109th, 110th street to draw the students into the system.
- 106th Broadway and Amsterdam, trash gets put where the bike racks have been sited.
It's also very dark there.
- West End Ave near W107 St - Often a high speed location as vehicles do not turn to get onto West End Ave as they do to stay on Broadway - Buses turning right at this corner - commercial deliveries from

trucks directly across from proposed location - street narrow compared to other parts of West End Ave - traffic navigating the change from Broadway onto West End often having difficulty
- Unsafe location. Better alternative nearby - West side of Broadway between
W107th and W106th St is already a No Parking zone which would make a safe location for a Citibike station.
There was objection raised to a Citibike station on Broadway.

Present: Andrew Albert, Dan Zweig, Linda Alexander, Isaac Booker, Ken Coughlin, Richard Robbins, Suzanne Robotti, Roberta Semer and Howard Yaruss. **Chair:** Elizabeth Caputo. **Board Member:** Tina Branham, Christian Cordova, Mark N. Diller, Paul Fischer, Genora Johnson and Klari Neuwelt. **On-Leave:** Lillian Moore. **Absent:** Anne Raphael.

Business & Consumer Issues Committee Meeting Minutes
Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons
May 13, 2015

1. **Laundromat issue**.
Presentation by Constance O'Dea, cday@earthlink.net, who lives in a brownstone without laundry facilities. The laundry facility she uses on Columbus Avenue, between 85th and 86th Streets is closing She is concerned about a trend in which business owners are closing their self-service Laundromats. She has 182 signatures complaining about the removal of self-service laundromats. Another neighbor, Marie Timell metimell@hotmail.com, concurred. She says that she also lives in a building without laundry facilities and may be forced to move if more close.

New Applications to the SLA for Two Year Liquor Licenses:
2. **1991 Broadway (West 67th Street.) Sugar Factory Broadway LLC, d/b/a Sugar Factory**.
No one presented. Committee **Disapproves the application without prejudice**: 7-0-0-0
3. **180 Columbus Avenue (West 68th Street) COBP Corp. d/b/a Il Violino**. Presenting for the new owner, Blanca Majia, was attorney Ian Polow, Ianpolow@ianlpolowesq.com Hours of operation are the same, i.e., Noon to 11 p.m. seven days a week. Su Robotti confirmed postings. Committee **Approves** application: 7-0-0-0

4. **410 Amsterdam Avenue (West 79th and 80th Streets) ThandaNYC LLC d/b/a Thanda**. Formerly Tolani. Same original owner, Stanton Du Toit (stantonwine@gmail.com with new partner, Warren Adams (Warrenadams@mac.com). George Z said they had not posted but had been a good neighbor as Tolani. Committee **Approves** with the condition that applicant posts two weeks prior to Full Board and brings list of addresses: 7-0-0-0

5. **568 Amsterdam Avenue (West 87th Street)** Formerly Mamajuana, 568 Amsterdam LLC d/b/a To be Determined. Presenting expeditor Michael Kelly (kellymlk@aol.com). Formerly the Mermaid Inn, the owner's wife is taking over the lease and changing the menu to Italian Mediterranean. Hours remain 5-11 p.m. Sun-Wed.; 5 – Midnight Thurs-Sat. No plans for delivery yet. Linda Alexander confirmed postings. Committee **Approves** Application: 7-0-0-0

6. **570 Amsterdam Avenue (West 87th Street t) Mermaid Grill LLC d/b/a The Mermaid Inn**.
Long term owner of Mermaid Inn is moving the restaurant to former Mamajuana space, now closed. Michael Kelly presented. Linda Alexander confirmed postings. Committee **Approves** Application: 7-0-0-0

Unenclosed Café Renewal Applications:
7. **302 Columbus Avenue (West 74th –75th Streets.) Renewal application #1339241-DCA** to the Department of Consumer Affairs by **Lenny's 74th Street, LLC, d/b/a Lenny's,** for a four- year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats. Presenting: Michael Kelly (Kellymlk@aol.com). No changes to the footprint. Public member Sheila Sole, resident of 149 West 75th Street, wanted to know if committee checked on Lenny's postings – George Z confirmed they were well posted. She says the tables extend beyond the barriers and there are three bike racks that encroach on the side walk, making it difficult for her to walk her dog on the block. In addition, she said the garbage on the block is intolerable and encouraged that these situations be corrected quickly. Michelle Parker suggested

that Ms. Sole send photographs depicting these issues to the Board office. Committee is requesting that Lenny's confirms its bike racks are privately-owned, well-stored and stacked in a manner that does not impede pedestrian access. Committee **Approves** Application: 6-1-0-0

8. **201 West 79th Street (Amsterdam Avenue.) Renewal application #1125981-DCA to the Department of Consumer Affairs by Renolta, LLC, d/b/a Nice Matin**, for four-year consent to operate an unenclosed sidewalk café with 24 tables and 68 seats. Matt Holtzman did not see postings, but George Z did see them, but said they are too small. Presenting Reuven Oren, ruvkab10@aol.com, owner. Mr. Oren submitted a list of posting addresses. Same number of tables and chairs but the footprint is smaller. Committee **Approves** Application: 7-0-0-0

9. **435 Amsterdam Avenue (West 81st Street.) Renewal application #1387587-DCA to the Department of Consumer Affairs by 357 Hospitality, Inc., d/b/a Spice**, for a four-year consent to operate an unenclosed sidewalk café with 17 tables and 34 seats. Presenting Andrew Caraballo, Andrew@cblservices.com, expeditor, and General Manager Igor Correo, igorcorrea.sea@gmail.com. Michelle Parker confirmed postings. Committee **Approves** Application: 7-0-0-0

10. **450 Amsterdam Avenue (West 82nd Street). Renewal application #1204137-DCA to the Department of Consumer Affairs by EKD Tavern, Inc., d/b/a The Dead Poet**, for a four-year consent to operate an unenclosed sidewalk café with 5 tables and 11 seats. George Z confirmed postings. Presenting architect Steve Wygoda RA. Committee **Approves** Application : 7-0-0-0

11. **474 Columbus Avenue (West 83rd Street.) Renewal application #1415817-DCA to the Department of Consumer Affairs by Spring Natural Corp., d/b/a Spring Natural Kitche**n, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats. Presenting: Russ Schoenholt, owner, rus.schoenholt@earthlink.net. Delivery messenger photos submitted. Michelle Parker confirmed postings. Committee **Approves** Application: 7-0-0-0

12. **485 Columbus Avenue (West 83rd – 84th Street.) Renewal application** #1249725-DCA to the Department of Consumer Affairs by Cilantro West, LLC, d/b/a Cilantro NYC, for a four-year consent to operate an unenclosed sidewalk café with 9 tables and 18 seats. Saad Saad, owner, Cilantrony@aol.com. Matt Holtzman confirmed postings. Delivery messenger photos submitted; no credit card minimums or delivery business. Committee **Approves** application: 6-0-0-0

13. **522 Columbus Avenue (West 85th Street.) Renewal application #0895505-DCA to the Department of Consumer Affairs by Barjer, Corp., d/b/a Firehouse Restaurant,** for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 29 seats. Linda Alexander confirmed one posting on NW corner of 85th Street and Columbus Avenue but did not see postings on front window as of Monday evening 5/11 and 7:30 a.m. 5/13. The general manager presented and showed a photograph of the front window posting from later that morning – he had away from the restaurant because of a family emergency and concurred the postings were tardy. Public member, Marta White, sent photographs to board showing server in middle of sidewalk rather than within the footprint and said the patrons constantly move their seats to the middle of the sidewalk, obstructing pedestrian traffic. In addition, she complained about the restaurant's management and staff misuse of their basement office, often exiting from the residents' door on West 85th Street, rather than through the restaurant, and leaving it dangerously open. She added that they constantly smoke marijuana directly under her bathroom window. Management

offered to post signs on office door prohibiting smoking anything in the office. Committee additionally requested that the restaurant puts up barriers to preclude sidewalk encroachment. Committee **Approves** application pending the owners implement a barrier system and servers serve within café footprint: 6-0-0-0.

14. **2799 Broadway (West 108th Street.) Renewal application #1394145-DCA to the Department of Consumer Affairs by 2799 Broadway Grocery, LLC, d/b/a Cascabel Taqueria**, for a four-year consent to operate an unenclosed sidewalk café with 20 tables and 41 seats. Presenting: Elizabeth Gaudreau, Elizabeth@nyctacos.com. The restaurant has delivery and applicant submitted photographs of delivery messengers: Committee **Approves** application: 6-0-0-0

15. **370 Columbus Avenue (West 77th – 78th Streets.) Renewal application #1337067-DCA to the Department of Consumer Affairs by Gari International, Inc., d/b/a Gari**, for a four-year consent to operate an unenclosed sidewalk café with 11 tables and 22 seats. Applicant did not attend meeting. Committee **Disapproves application without prejudice**: 7-0-0-0

Enclosed Café Renewal Applications:

16. **2020 Broadway (West 69th Street.) Renewal application #0769760-DCA/ ULURP# N110004ECM to the Department of Consumer Affairs by First 69th Street Realty Corp., d/b/a Westside Restaurant**, for a four-year consent to operate an enclosed sidewalk café with 17 tables and 34 seats. Expeditor Michael Kelly (Kellymlk@aol.com) presented. Su Robotti confirmed the applicants signs were well posted. Committee **Approves** application: 7-0-0-0

17. **247 West 72nd Street (Broadway – West End Avenue.) Renewal application #1379700-DCA/ ULURP# N150029ECM to the Department of Consumer Affairs by My Most Favorite 72nd St. Corp., d/b/a My Most Favorite Food**, for a four-year consent to operate an enclosed sidewalk café with 10 tables and 27 seats. The owner Scott Magram, scott@mymostfavorite.com, presented. Committee **Approves** application: 6-0-0-0

18. **2290 Broadway (West 83rd Street.) Renewal application #1350796DCA/ ULURP #N140425ECM to the Department of Consumer Affairs by Corned Beef Express, LLC, d/b/a Artie's Delicatessen**, for a four-year consent to operate an enclosed sidewalk café with 26 tables and 54 seats. Barry Orenstein, arties.management@gmail.com. Submitted photos of the delivery persons. Committee **Approves** Application: 6-0-0-0

19. **502 Amsterdam Avenue (West 84th -85th Streets.) Renewal application #1146560-DCA/ ULURP# N120361ECM to the Department of Consumer Affairs by Romagica, Corp., d/b/a Celeste**, for a four-year consent to operate an enclosed sidewalk café with 4 tables and 10 seat. Linda Alexander confirmed comprehensive postings on three blocks. Michael Kelly presented.
Committee **Approves** Application: 7-0-0-0

20. **2483 Broadway (West 92nd -93rd Street.) Renewal application #0916146-DCA/ ULURP #N150028ECM to the Department of Consumer Affairs by Hussein Environment, Inc., d/b/a Cleopatra's Needle**, for a four-year consent to operate an enclosed sidewalk café with 9 tables and 16 seats. Maher Hussein, cleomaher@aol.com. No changes to configuration, walking delivery only, postings

submitted. Paul Fisher said he did not see postings, but applicant submitted a thorough list. Committee **Approves** Application: 6-0-0-0

21. **722 Amsterdam Avenue (West 95th Street.) Renewal application #1458675-DCA to the Department of Consumer Affairs by Opai Thai, Inc., d/b/a Opai Thai Restaurant**, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 17 seats. Applicant did not attend the meeting. Committee **Disapproves Application without prejudice**: 6-0-0-0

New Unenclosed Café Applications:

22. 483 Columbus Avenue (West 83rd Street.) New application #3872-2015-ASWC to the Department of Consumer Affairs by LVSS, Inc., d/b/a Bellini, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 6 seats. Same configuration, new ownership, presented by new owner Steven Veksler, Bellininy@gmail.com. Committee Approves: 6-0-0-0

23. 570 Amsterdam Avenue (West 87th – 88th Streets.) New application #4150-2015-ASWC to the Department of Consumer Affairs by Mermaid 88, LLC, d/b/a The Mermaid Inn, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 34 seats. Presenting Michael Kelly. Former Mamajuana that closed. Linda Alexander confirmed postings. Committee Approves: 7-0-0-0

24. 210 West 94th Street (Broadway – Amsterdam Avenue.) New application #5245-2015-ASWC to the Department of Consumer Affairs by Levantino, LLC, d/b/a Vino Levantino, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 14 seats. Received a recommendation from Peter Arndsten. Presenting Haim Amit, haimamit@gmail.com. One bike for delivery, photograph submitted. Public member Anne Petollo lives in building next door and says he has not been a good neighbor. She said that there was amplified music was being played on Sunday at 8:30 p.m. Committee Approves with the caveat the restaurant will not play amplified music: 6-0-0-0

25. 2580 Broadway (West 97th – 98th Streets.) New application #4241-2015-ASWC to the Department of Consumer Affairs by 2580 Broadway, Inc., d/b/a Earth Cafe, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 28 seats. Presenting attorney Alexander B. Victor. Presented a café with side street portion. Committee Approves Application pending submission of amended plans without side street portion of café. 6-0-0-0

New Enclosed Café Application:

26. 2672 Broadway (West 102nd Street.) New (pre-existing) application #CA1472635 to the Department of Consumer Affairs by Mexican Festival NYC, LLC, d/b/a Mexican Festival, for a four-year consent to operate an enclosed sidewalk café. Michael Kelly presented and new ownership attended. New ownership requires a ULURP application. Formerly Mexico Mama, the enclosed sidewalk café has existed for more than 20 years. Brian Jenks reviewed the postings and says it was well-posted and there were five letters of support for the new owner.

However, public member Mukhtar Idi, owner of the adjacent store, Upper Westside Hardware, said the enclosed sidewalk café is “killing” his business. His grandfather, the previous owner of the store and originally supported the café. George Z pointed out that the hardware store puts its products on the sidewalk 10 feet from the base of the building, which is a violation. The second floor commercial neighbor, Laura Allen, owner of Robofun, a tutoring business was concerned about noise issues when the staff played loud music in the morning before the restaurant opened and added no one can see her awning. A resident of the block, Karl McAdam says the café blocks the sidewalk. Committee will tell restaurant owner to stop employees from playing loud music in the morning to cure the situation with Robofun. Regarding the hardware store, the owner cannot continue to put its products on the sidewalk 10 feet from the building base. Committee **Approves** the application, pending restaurant staff does not play loud music in the morning: 7-0-0-0.

Present: George Zeppenfeldt-Cestero, Michele Parker, Linda Alexander, Paul Fischer, Matthew Holtzman, Brian Jenks and Suzanne Robotti. **On-Leave:** Marc Glazer. **Absent:** Anne Raphael.

Preservation Committee Meeting Minutes
Jay Adolf and Gabrielle Palitz, Co-Chairpersons
May 14, 2015 6:30 PM

The Preservation Committee of Community Board 7/Manhattan met on Thursday, May 14, 2015, at the District Office, 250 West 87th Street, in the District.

118 West 76th Street (Columbus-Amsterdam Avenue). Application to the Landmarks Preservation Commission for a rooftop addition, façade and stoop restoration, and cornice repair.
Presentation by Brian Connelly – architect.

- Building has been derelict and abandoned for nearly 40 years.
- Water damage, floors collapsed, broken windows in the rear, roof failing.
- Extensive to the stoop, rear façade.
  Same building that Gale Brewer encouraged the former owner to sell.
- Current owner has done stabilizing work so other work could be attempted.
- Cornice work under way based on LPC Staff permit.
  One of 5 in a group (ABABA).
- A-style buildings have a bay window.
- Building immediately to the west is a synagogue and school; apartment buildings on the avenues. Being converted to single family.
- Owner needs to maximize FAR to recoup significant restoration costs.

Front Façade
- Windows in the bay will be replaced with curved glass.
- Brownstone, cornice and windows and stoop to be restored pursuant to a separate application.

Rooftop Addition
- Not visible from the public way.
- 40% of buildings in the donut have rooftop additions.
- Fully behind cornice line.
- Compressing the fourth floor so the penthouse/rooftop addition will not be visible.
- Only the mechanicals for the A/C system will be visible.
- Mechanicals visible from Columbus due to the open school yard to the north.
- Neighboring buildings also have A/C mechanicals.
- Mechanicals will be galvanized aluminum. Believed to be less noticeable than the darker material on the neighboring school. Consider if darker material would be less noticeable than reflection in the morning sun since the units face east.
- Stair bulkhead and units require 5' clearance.
- Stucco as material surrounding windows on the rooftop addition.
- Stucco is used by other neighboring rooftop additions.

Rear Yard Addition
- Examples of rear extensions
- Stepped "wedding cake" extensions near the subject building.
- Existing condition extends further than the 30' required open space. Proposed full-width will be pulled back to the 30' line.

- Excavating the rear yard to within 5' of the lot line.
- Existing tree will be removed as the cellar will not support.
  Design of proposal – stepped, full-width addition.
- Cellar, parlor and 2nd floor with curtain wall system with pairs of casement windows surrounding the center picture window.
- Clear glass between curtain windows between basement and parlor floors; opaque glass to obscure flooring between parlor and 2nd.
- Metal framing either black or dark bronze.
- Narrow punched window on the 4th floor will be lowered to be a door; wider window on that level is similar in proportion to top punched windows across the grouping.
- Glass clear (except between parlor and 2nd floors) – may have coating.
- Double-height space from basement to parlor floors.
- Setbacks for 3rd and 4th floor terraces will align with neighboring buildings.
- Excavation will be full-width.
- Owner soliciting bids for protection requirements for neighboring structures.
- 2nd and 3rd floors will set back serially to create small terraces at the 3rd and 4th floors.
  Existing condition includes a thin brick wall that shields a fire egress from the neighboring school. The proposed full-width addition would be within the existing brick wall.
  Will add greenery in the 5' at the rear; hardscape over the cellar. Possible gravel semi-permeable covering.

<u>Public Comment:</u>
Beth Wells, architect

- No problem with a penthouse.
- No compelling reason to pull cellar to the lot line.
- Concern about drainage and permeability – not sustainable, could be burden on neighbors.
- A: client's program will determine FAR for cellar.

Sharrie Hellman – School at 120 West 76th

- Concern that clear glass would be transparent such that children in the school back yard could see through.
- A: oblique sight lines; mostly common spaces within the building program. So unlikely that much will be visible. 3rd floor is the master suite – hope for adult window treatments.

Judy Samuels – 116 West 76th

- What is the penthouse?
- A: Floor above the 4th floor, but because the 4th and penthouse levels are compressed, the penthouse will not be visible behind the cornice.
- Elevator?
- A: yes, there will be an elevator with a small bulkhead.
  -- recommendation that sound insulation be added.

<u>Committee Comments:</u>
Gabby:

- Surprised by departure from vocabulary, using glass without modulation or scale.
- Seems out of context.

- Does not have to be historicized, but would like to see some modulation with a thin brick framework.
- Lintel looks so small because of wide span. Does not accomplish the desired function of relating to the neighbors.
  A: Looked at multiple options; this was owner's preference, especially re double-height space behind.
- Could still have large amount of glass without the extensive unbroken glass expanse.
- Masonry at top, then masonry at the bottom is essentially just a frame.

MND:
- Concern re spandrel glass. If Gabby's ideas of modulation were pursued, could be another way to be appropriate.
- No issue in this instance with full-width because the existing wall to the west negates any cul-de-sac effect.

Meisha:
- Congratulate the client for taking on this project.
- Appreciate the brick framing for windows.
- Not doing project a favor by using the dark framing and color.
- Modulating glass would be welcome – effect is more of a commercial avenue than a residential back yard.
- Lintels need to be more of a framing element. Lintels here reverse the trend of elements getting thinner as they go up the building.
- Glad to hear about TPPM progress, especially with the amount of the excavation.
- Mechanicals – situating the visible elements sensitively.

Miki:
- Windows in the back feel commercial - too massive and does not speak to the history of the block or donut.
- Examples of artists' windows in the neighborhood could be instructive.
- Strongly recommend serious landscaping – perhaps scale back the cellar excavation. Character of the rear yards needs more greenery.

Jay:
- More neutral about glass façade.
- Consistent with projects CB7 has approved, and that LPC has approved.
- Suggest that we approve with a strong recommendation or condition re rear windows.

Resolution to approve conditioned on the modulation or breakdown of the glass in the rear yard (Client approves to revisit), and a strong recommendation to maximize greenery.
VOTE: *5-0-0-0; non-committee board 1-0-0-0.*

2195 Broadway (West 77-78). Application to LPC for storefront signage and lighting.
Presentation by Mary Dierickx – preservation consultant.
- Existing store expanding into the adjacent storefront.
- Flats building designed by Gilbert Schellenger.
- Storefronts came in during the 1910s-20s – originally stoops.
- Cast iron panel and columns behind brickface.

- Empty store has plywood behind sign band.

- Keeping the cast iron panel behind the north storefront. Painted bronze.
- Storefront windows surrounds in dark metal.
- Dark granite “bulkhead” – taller than a plinth at the bottom of the windows.
- Signage will be the AT&T globe halo-lit in front of an orange band.
- Globe projecting – LED lights.
- Sign band above the northern half of the store will be the same color as the windows.
- Security gate, if used at all, will be inside.
- Frame (aluminum) above the cast iron panel.

Public Comment
None.

Committee Comments:
Meisha:
- Applauds the probe work and exposing historic fabric.
- Not bothered by illuminated sign.

MND:
- Granite nice touch.

Resolution to approve as presented.
VOTE: 5-0-0-0; non-committee board 1-0-0-0.

38 West 83rd Street (Columbus – Central Park West). Application to LPC to legalize window replacement and façade and areaway work performed without LPC permits.
Presentation by Victor Debreo – architect representive.
- Legalization of light above the basement window in the areaway.
- No light was proposed to LPC.
- Conduit also installed for light as well as for the fire alarm bell.
- Bell will be moved to another place out of view.
- No violation for the light over the front door (was not included in the presentation to LPC).

Proposal:
- Disapprove unless light is over the archway under the stoop and the conduit is concealed.
- Legalization of transom window on the central bay window on the front façade.
- LPC approved a single pane of glass as the transom.
- Build condition divided the transom into 3 segments.
- Used tripartite because saw historical photo which showed that was the original condition.
- Same with duo transom on the side windows on the sides of the bay.

Proposal:
- Approve
  Chimney raised.
- Penthouse addition required raising the chimney to meet Code/DoB requirements.

- But was not documented in application to LPC.
- Chose to build the entire extension out of brick rather than flue extensions.

Proposal:
- Approve Arched window at the top floor. Proposed as single pane.
- Build as 4 segments.
- During construction, found previously used window that was segmented.
- Below arched window, originally proposed French doors.
- Built as double-hung based on historical precedent.

Proposal:
- Approve the segmented arch.
- Approve the double-hung.

- Reclad the existing volume planter in the areaway.
- Was not in the application.
- Restored the stoop, which had been removed.
- Planter was in the drawing – but apparently not the recladding.

Proposal:
- Approve.

Jay:
- Concern about legalizing.
- Even though these are relatively minor, the precedent is important, and it is bad policy to proceed without obtaining approval.

Meisha:
- Cannot support legalizing the light, chimney extension, and fan segmented window.
- OK with double-hung window and planter.

MND:
- OK

Resolution based on proposals
VOTE: 4-1-0-0; non-committee board 1-0-0-0.

555 West End Avenue (West 86-87 Streets). Application to the LPC to create a new entrance, install a canopy, create a new window openings, replace special windows, construct a rooftop and rear yard additions, and modify the rear facades.
Presentation by Chris Collins (Cappalino); Carey Tamarkin; David ; Louise Quaasebarth and Jonathan Taylor; Valerie Campbell (Kramer Levin)
- Already presented at WEPS, C-M Rosenthal, LW!

Jonathan Taylor:
- Building was St. Agatha Girl's School (Episcopal).
- Photos show rooftop used for recreation.

- Main entrance on WEA – stairs with deeply recessed enclosure.
- Non-historic metal doors and security gate.
- Historic wood doors behind.
- Stairs up prevent accessibility.

- Proposing an entrance in the blank wall on the West 87th Street façade that would be ADA compliant.
- Space behind the proposed new entrance was originally a gym, and later a double-height library.

- Central medallion on the WEA parapet was removed.
- Part of the W87th parapet also cut down and replaced with a fence.
- Proposal to create windows in the parapet detail that will now be residential space behind.

- Metal rooftop arched barrel vault with open-air arched windows (no glass originally) used for gym.
- Later bricked in.
- Proposal is to remove bricks and restore arched windows, but glazed.

- Proposal to replace nearly all windows on the WEA and W87 facades
  -- Wood 1:1 to restore to original condition
  -- tri-panel (transoms) to recreate or replace; some covered by aluminum panels on the exterior.
- Transoms have leaded multi-light - 4 panels.

- Certain iconographic (non-original) windows with stained glass medalions on the 4th floor.
  -- medalions are coats of arms of former archbishops of New York.
  -- originally built as a classroom.
- Number of windows with medalions - Not presently known.

- Courtyard to be enlarged – removing a portion of the west wall.

Forrest Frazer - Tamarkin Company

- Three elements:
  -- restoring building to 1907 grandeur
  -- 1-story rooftop addition
  -- ADA compliance and light and air requirements.

- CTS Architects engaged.
  7th floor – proposing to open blind panels in the parapet as windows for new floor plus a one-story addition.
  Main entrance is 6' above grade. ADA issue.
- Proposal to bridge over the areaway on W87 façade and create a new doorway.
- Main entrance would then be entrance only to 2 maisonettes.
- Moving outward the historic doors to replace non-historic metal doors.
  New entrance below the library windows on W87 in large blank panel.
- Proposing modern canopy for new entrance – bronze color.
- Surround of new entrance will be beveled/chamfered to imitate the main entrance but without carved detail.

- Restoring existing quarto-foil railing (brass).
- Doors will be oil-rubbed bronze with glass panels.
- Globe lights on hip-height wall leading to the new entrance.
  Extension of the 7th Floor.
- Small portion of the roof has a 7th floor adjacent to the gym area (used as ancillary weight rooms) to the full expanse of the roof.
- Then adding a rooftop addition on top of the 7th floor.
- Then adding mechanicals behind screen and bulkheads.
- Leaving 30K SF of unbuilt FAR.

Architect:
- Tracery above 7th floor will be steel – to continue distinction between existing and proposed

Rooftop Addition:
- 10' elevator bulkhead.
- Mechanical surround above 7'.
- 10' floor-to-ceiling; 12' overall height penthouse.
- Railing system above parapets.
- Proposed addition is intended to be symmetrical to the façade below.
- Addition to have Indiana limestone surrounds with panels of multli-light French doors.
- French doors – steel painted black. Door sizes replicate proportions of other doors in the building.

- Q: Consider placing mechanicals next to penthouse instead of on top.
- A: Yes – also considered putting in courtyard.
- A: Also using "VRF" – lower than 40 dB.
- A: would have been higher if placed next to building to the south.

Barrel vault
- Restoring original steel tracery with glazed windows (north and south).
- Using and restoring copper roof on barrel vault (underneath existing asphalt).
- Existing skylight will be repurposed – materials to remain copper.

7th floor
- Extending partial floor to the full expanse – all the way to the parapet.

Restoration
- Sightline from across WEA – head-on not visible.
- Restoring parapet, and opening up the blind panels as windows.
- Restoring crenelations above the parapet on W 87 façade removed prior to designation.
- Restoring the stone medallion above the center main entrance on WEA.

Rear Courtyard alterations:
- Existing is 816 SF
- Conversion to residential requires 1200 SF.

- So must meet Code
  – move north courtyard wall further north by 6.5 feet, plus
  - eliminating the enclosure of a fire stair that forms a small "L" in the existing courtyard.
- South windows into courtyard on the newly divided double-height space will be different due to changing pattern and spacing.
- Windows will continue pattern of 1:1 with 4-panel transoms above.
- Courtyard will be at grade with the revised first floor.

Visibilty: Highly visible from multiple angles.

- Addition most visible from Broadway median at W87th. Can see penthouse addition plus bulkheads and mechanicals.
- Highly visible all along West 87th. Addition plus bulkhead plus mechanical.
- Also visible from the south (SE West 86th and WEA) – seeing the penthouse and a portion of the medallions.
- Also visible from north – along WEA. Mostly mechanical surround and bulkhead, but do see limestone of the addition itself as well (some or all of the 30" above the French doors/windows).
- Can also see the penthouse through the alleyway between two buildings on the north side of West 86th – can see the revised courtyard façade and the revised vault. (Cannot see the penthouse etc. from the alley).

Public Comment:

Beth Wells – architect in neighborhood

- Lot of nice aspects of project
- Like the W87 entrance
- Like the restoration of the barrel vault.
- Rooftop is too massive – hides the barrel vault.
- If only had the mechanicals on top, would be far preferable re views of massive addition.

Daniel Goroff

- Problem replacing a playground with a penthouse.
- Not appropriate to historic character.
- Building opposite (two churches) – forms an arena.
- Roof is a grab for profit.
- Robs view of River of neighbors, especially mechanicals.
- The rooftop is functionally 3stories even though only 1 that

Marian Bach – lives next door

- Concern about noise from placement of mechanicals – height of addition will place mechanicals and noise under residential windows.

Josette Amato - WEPS

- WEPS and Batya / Coalition appreciate outreach.
- Appreciate the restoration, keeping WEA as is and adding new entrance are smart moves.
- Not objecting to addition.
- Gut reaction to mechanicals. Feels too big.
- Would like to see it come down.

- Rooftop argues with understated elegance below.

Laurie Zabar – LW! Statement
- Submitting statement.
- Pleased to learn that the barrel vault brick-over will be re-opened.
- New minimal entrance in the least intrusive .
- Rear courtyard is modest.
- Rooftop should be modest and setback from the avenue, and not visible.
- This design is sympathetic and symmetric.
- Ideally mechanical enclosures would be examined to reduce visual impact.
- Nuances would enhance work.
- Largely appropriate.

Linda Marshall – lives across the street
- Current is a lovely view of rooftop.
- Most of what is proposed is beautiful and a tribute to the original design of the building.
- Real disdain for what is going on top – too much like a refrigerator.
- Concern also for noise of mechanicals.
- 30’ addition above current roof is excessive.

Patricia Hayden – The Boulevard
- How many apartments?
  A: Appx 15 units - but plan and program is still being refined.
- Too many will lose views.
- Concerned about AHVs.

Oren Navatny – 545 WEA next door
- Concerned by 30’ and mechanicals.
- Noise is just below.
- Like what is being restored.
- But rooftop is too bulky and does not match the rest of the building.

Andre Capall – The Boulevard
- Restoring is great.
- Restoring by adding extra 30’ of space is not appropriate.

Naomi Saffra – The Boulevard
- The Boulevard was not included in outreach.
- View overlooking church and a sliver of river - will be compromised by the rooftop addition.
- Moved to this neighborhood due to its character - this addition is more reminiscent of midtown, changing the character.

Charlene Floyd – 550 WEA
- Concern of integrity for the neighborhood – one more penthouse is not the integrity of the UWS.
- Restoration and the building below.
- Re Air Rights – what does the owner intend to do?
  A: nothing to do with them.

Deborah Berman – 545 WEA

- Concern re crane lifting pipes off WEA truck. Blocked traffic.
- Dangerous condition.
- No sign on sidewalk shed until complaint to 311.
- Contemplated use of the courtyard – concern for noise in the canyon. Crew had radio echoing.
- A: Garden for one townhouse on the first floor.

Steve Terry – 565 WEA

- Do appreciate the outreach.
- Board sees a lot of merit.
- Concern re noise of mechanicals on the roof and effect on neighboring structures.
- Change from a use that was dark after 3 pm.
- Suggest review of lighting on the sidewalk and the glare from the globes and fixtures.
  -- something darker would be more appropriate.

Betty Lind - 565 WEA

- Service entrance?
  A: off main entrance.
- Trucks on West 87th.
- Nursing home at the end of the block – already have trucks blocking traffic.
- Concern for sirens stalled outside entrance to this building.

Kate Webb – 565 WEA

- Do appreciate the outreach.
- Prepared for much worse.
- Pleasantly surprised, very respectful project.

David Broderson – arch historian/preservationist.

- AIA Guide: "dignity personified in red brick and limestone"
- Commands restraint – a far less prominent penthouse.
- Caution against brass for doors.

Committee Discussion:

Gabby

- Restoration is fantastic, bringing the building back to original form is laudable.
- Approach is respectful.

- New entrance - great solution.
- Deep chamfered entrance are over-scaled for the modern doors – needs some detail to modulate.
- Awning is too modern and slight.

- Rooftop addition –
- Too visible from the street, partly because it is only set back 10'
- New should stand out from the old – but should not just be a box.

- Materials are lovely, but this is now the crown of the building and should have some sort of line demarking the top.
- Would have liked to see a reference to the building below – perhaps a soffit or shadow line.

- Mechanicals
- Would like a better location, but not inappropriate.
- In other contexts, UWS vocabulary includes mechanicals.

Meisha
- Commend the restorative scope of work.

- Concern about the canopy.
- Canopy nice, just not here.
- Globe light fixtures are disproportionate in scale.
- Not as bothered by the reveal – but some modulation is needed.

- Use of blind panels in parapet to capture floor area is ingenious.

- Bothered by the excessive visibility of the mechanicals and bulkhead.

- Multi-light doors and materials on the roof.
- Occupy-able terrace on top of the penthouse and 17' of mechanicals is excessive.

- 10' floor-to-ceiling in penthouse is also excessive.

Miki:
- Agrees re entrance.
- Globes look a little 60s – 610 WEA does have similar globes.

Jay:
- Stained glass windows – similar issue with the church (361 CPW) – applicant retained as much as they could.
- Adaptive reuse of religious structures is essential.
- Stained glass is integral to the character of the building – defines what this building used to be – small detail to preserve its character.
- Not an issue of light and air.

- Agrees observations about the globes and canopies.

- Rooftop bulk issue. Could solve visibility issue.

MND:
- Concern about entrance – neither fish nor fowl.
- Applauds design of rooftop, but cannot support that much bulk with the real world consequences.

Louise:

- The incredibly sensitive restoration below is wonderful, but exaggerates the inappropriateness of the huge block on the top.

Architect:

- Walking the line between modern and traditional.
- Agrees that the canopy belongs on the Seagram building, but don't want a green canvas canopy either.
- Hears the concerns – same concepts that design team has been struggling with.

Resolution A: restoration at and below parapet

- Approve the proposal as it relates to the restoration, the new lobby and new entrance, and courtyards, with recommendation to re-examine:
  -- detail of the front entry
  -- light fixtures
  -- appropriate scale and design and materials of the canopy
- Approve opening of the blind panels on the parapet
- Approve courtyard
- Approve barrel vault
- Approve the parapet medallion.

VOTE: 4-0-1-0; non-committee board 1-0-0-0.

Resolution B: Penthouse addition

- Approve, with strong recommendation to EITHER:
  -- further set back the addition, or
  -- reduce the height
- With those recommendations intended to minimize the visibility from the public way.
- Recommendation that the design be re-examined to add some sort of shadow line or otherwise to terminate or soften the edge of the roofline of the addition. Eliminate the severity of the termination of the building.

VOTE: 5-0-0-0; non-committee board 1-0-0-0.

Resolution C: Mechanicals.

- Disapprove in current design and configuration.

VOTE: 5-0-0-0; non-committee board 1-0-0-0.

Calendared for Tuesday 5/19/15

55 West 90th Street (Columbus Avenue – CPW). Application to LPC for a 2-story rear yard addition, rooftop addition, façade restoration and replacement of windows.
Presentation by: Leonardo Cordoba, Baxt Ingui architects

- Queen Anne style townhouse, mid-block.

Front facade

- Proposal to restore to original brown color;
- replace with new windows with same configuration (wood, painted black).
- Removing window grilles

Rear yard addition

- Existing is a 3-story addition in L configuration.
- Proposing adding a 2-story infill extension (rear façade would step back to a second plane).
- Step-back is to be sensitive to the original L.
- On the existing L extension, replacing tall, thin windows with three punched 1:1 windows wider than existing.
- Infill 2-story addition would have red brick surrounding full-width glass (3x4 on parlor floor; three 1x3 modern tri-fold doors at ground level).
- Would create a cul-de-sac between infill extension and the L extension to the west.
- Corbelling at parlor floor window would be removed; corbelling below the 2nd floor window would be retained or rebuilt.

Rooftop addition

- Elevator bulkhead and penthouse
- Ladder for fire access between front and back terraces.
- Red brick for the penthouse; metal cladding for the elevator bulkhead.
- Using fireproof wood for decking.
- Mechanicals are on the rear terrace adjacent to the elevator bulkhead.
- Visibility only of the ladder on the front elevation of the penthouse. Will build in a thin steel.

Committee Comments

- Need to add more of a frame surrounding the infill parlor floor windows to add a scale similar to the doors at the ground floor below.
- Need to add similar frame around the tri-fold doors as well to balance the addition above.
- So suggesting a continuous frame around the ground and parlor floors.

- Concern that this is an intact grouping of L extensions, should not infill to break the grouping.
- Should not create cul-de-sac.

Resolution to approve with the agree-upon modification that the windows on the parlor floor and doors on the ground floor be surrounded by a framing element.
VOTE: 3-2-0-0; non-committee board 1-0-0-0.

Resolution to approve the façade restoration and the elimination of the blue paint.
VOTE: 5-0-0-0; non-committee board 1-0-0-0.

Resolution to approve the rooftop addition.
VOTE: 5-0-0-0; non-committee board 1-0-0-0.

New Business
Intro No. ?? Helen Rosenthal bill, which Jay Adolf helped to craft with C-M's staff.
Jay:

- Process is that C-Ms submit a memo with proposed components of a bill, and the legislative staff is now expected to respond within 60 days.
- Original memo did not address the re-referral issue.
- New proposals can often be significantly different, and absent consent of the applicant, no additional review by the community board or the community.
- Council Staff and LPC had expressed concerns.
- Components of proposed bill:
  -- correct Administrative Code to codify requirement to refer to community boards for historic districts , addressing LPC Chair's advice that referral only required for individual landmarks;
  -- re-referral for significant changes – and definition of "significant changes" such as increasing the height, footprint or changes in significant materials or style, etc.;
  -- DID NOT include requirement for a second public hearing;
  -- will not require serial re-referrals; just the first time (likely to be added in comments);
  -- 45 day period for community board referral so that more projects will get a full board vote
- LPC itself determines what is "significant."

Meisha:

- Appreciate the spirit of the proposal
- Concern that the bill would give fuel to the fire of those who would undo the Landmarks Law.
- REBNY will read this as further delay in the landmark process.
- Could also be onerous on a small property owner. Might be ok for larger projects.

Gabby:

- Opportunity to be heard on very significant changes is not the right kind of process.

Resolution to approve and urge adoption of the bill:
VOTE: 4-0-1-0; non-committee board 1-0-0-0

Greenfield/Koo bill re decalendaring:
Josette Amato –

- Need a tweak – must eliminate the inability to re-consider decalendared projects for 5 years.
- Otherwise it is a formula for demolition in the waiting.

Meisha:

- Greenfield/Koo bill addresses decalendaring.
- Desire for a transparent process for calendaring (and therefore decalendaring) project.
- Bill mandates a time frame for LPC action.
- Objection is with respect to the failure of LPC to act – consequence is a 5-year waiting period before LPC could again consider that consequence.

Resolution to support the bill conditioned on the deletion of the 5-year moratorium.
VOTE: 4-0-1-0; non-committee board 1-0-0-0.

Changes to the Proposed Riverside-West End Historic District II
Miki:

- Eliminating properties from the proposed district.
- Losing – west side of Broadway from W89-105
- Losing - West 95-96 west of WEA (PS 75)
- Losing more than 20 buildings.

Resolution to support the designation of the third phase of the WEA HD II in form and substance as researched and defined as calendared in 2010 and that was the subject of the public hearing in 2011.
VOTE: 5-0-0-0; non-committee 1-0-0-0.

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

Land Use Committee Meeting Minutes
Richard Asche and Page Cowley, Co-Chairpersons
May 20, 2015 7:00 PM

Meeting Chair: Richard Ashe

1. **70 West 93rd Street, Columbus Manor** (Columbus Avenue). A proposed modification of the West Side Large Scale Development Special Permit pursuant to ZR Section 78-06(b)(3) to permit the construction of approximately 14,730 square feet of retail area at the ground floor of the building located at 70 West 93rd Street (Columbus Avenue between 92nd and 93rd Streets) and the construction of a new rooftop open are at the level of the second story (above the retail area) for use by the building's tenants.

Deidre Carson, attorney at GreenbergTraurig, requested the modification to the special permit. The building is across Columbus Avenue from Leder House which has received a modification to the special Permit. She explained that all the trees will remain in place, which is why there are cut outs in the building facade. The new roof deck will be available to all tenants. Seven apartments on the 2nd floor will get private terraces. There will be a holding location for trash from the retail units on 92nd street and retail tenants will need to get their trash to that location. It is a rental building owned and managed by Stellar Management. They are not planning to convert the building

Hector, president of the Tenant's Association stated that representatives from 120 families attended a presentation and voted unanimously to work with Stellar Management. They are hoping to have their rent and MCIs reduced. He said that they are close to an agreement. He added that they have not approved plans

Adam Roman, Chief Operating Officer of Stellar Management, said that the architectures set back the front facade on Columbus to protect the trees at the request of City Planning. In answer to a question he said they have not started marketing the retail spaces. They understand the large push for coffee shop, cleaners etc.

The Land Use Committee members asked to see detailed drawings before final approval.

2. **Presentation by the Department of City Planning on the proposed Housing New York: Zoning for Quality and Affordability.** The proposal is available at: http://www.nyc.gov/html/dcp/html/zoning=qa/zoning-for-affordability-1.shtml.
Eric Olson, Planner for CB7/Manhattan Department of City Planning, made a power point presentation. This is part of a 5 boring 10 year plans. Highlights include:
- 3 prong approach, Neighborhood Planning structure, Mandatory Inclusionary Housing text amendment and Zoning for Quality and Affordability.

- Goals: remove barriers, encourage construction of better quality buildings, promote senior housing, reduce unnecessary parking requirements for affordable housing
- Public process for comments with a formal review process for Community Boards and the public in the fall.

Some concerns voiced by committee members: questions about the formulas for affordable housing, questions about BSA being able to make decisions, concerns about maintaining the characteristic of the block.

Present: Richard Asche, Sheldon J. Fine, DeNora Getachew, Brian Jenks, Jeannette Rausch, Peter Samton, Roberta Semer, Ethel Sheffer and Howard Yaruss. **Chair:** Elizabeth Caputo. **Board Member:** Tina Branham, Christian Cordova, Louisa Craddock, Audrey Isaacs and Dan Zweig. **On-Leave: Absent:** Page Cowley and David Sasscer.

Parks and Environment Committee
Klari Neuwelt, Chair
May 18, 2015

Item 1: Riverside Park (91st – 95th Streets)
Presenter: Margaret Bracken, Department of Parks and Recreation (DPR)

- Regulatory Reviews: Landmarks Preservation Commission (LPC) review since Riverside Park is a Scenic Landmark, no Public Design Commission review required
- Budget $700,000 Council Member Rosenthal
- Scope: Reconstruction of sidewalks, ADA accessibility upgrades; approved LPC palette of materials (asphalt block pavers; Hoof benches, Scarborough trash receptacles, steel panel fencing, thermal finish granite block); introduce new bump out at 95th and Riverside Drive to decrease width of pedestrian crossing
- Historic configuration: separate pedestrian, bridle and carriage paths
- Current configuration: deteriorated paving and curbing; no division of user groups
  DPR to look into posting Powerpoint Presentation to DPR website per Committee request

Committee Discussion:

- KC: vehicular, cyclist, pedestrian signage? Schedule? Lighting?
- MB: holistic plans for signage by DPR in Riverside Park; anticipated commencement of construction Summer 2016; switch current B-poles to Riverside Park luminaires
- KN: sidewalk closures? Permeable/sustainable paving?
- MB: will need permit from Department of Transportation (DOT) east of curbline; phased construction anticipated at 95th Street bump out; maintenance plan for this area to be changed to restrict emergency vehicles only (no maintenance/trash vehicles), limit excavation

Community Discussion:

- Edgar Freud: any scope to address slope at south end?
- MB: no

Resolution to approve: Committee 4-0-0-0; Non-Committee 1-0-1-0

Item 2: Damrosch Park
Presenter: Signe Nielsen, Matthews Nielsen Landscape Architects (MNLA); Lesley Rosenthal, Lincoln Center for the Performing Arts (LCPA)

- Reference: Damrosch Park Settlement Agreement
- Scope: Bosc of Maple trees excluded from plan; new tripartite planting scheme at 20 Kiley Planters; new interim and phased implementation of permanent planting scheme at South Planters; new planting scheme at North Planter; new planting scheme and gravel removal at Raised Platform Planter (West side of 62nd Street); new evergreen hedge at Bandshell Planter; hand watering irrigation

Committee Discussion:

- MHB: repair work at planters to address material voids, delamination, cracking, mortar loss, unsympathetic repairs?
- SN: not in scope
- DS: schedule?
- SN: procure plants in winter 2015; install by May 31, 2016
- KC: what is funded to address irrigation system?

- LR: not funded
- KN: Lighting and benches?
- SN: MNLA finalizing lighting study
- Peter Flamm, Lincoln Center for the Performing Arts: mix of benches: 12 World Fair benches; 6 landscape form benches; 15 picnic style benches
- KN: Is planting in spring 2016 (not fall 2015) dictated by horticultural considerations?
- SN: yes

Community Discussion:

- Meyer Schlecter: will PPT be uploaded to DPR website? Noise suppression at South planter?
- SN: plants can interrupt sound waves;
- Cleo Dana, Friends of Damrosch Park; denseness of growth at North Planter? DPR/LCPA mtg
- SN: don't want to cause early demise of new trees by over-crowding; LCPA intent to comply with requirements of settlement agreement, no tents over Planters
- Olive Freud: not pleased with interim tent at North Planter until Fall 2015
- Bill Castro: Commissioner, DPR Manhattan: will review comments and present final decision by June 12, 2015; DPR to advise CB7
- Linda Moskin: North planters: reduce planting heights to not obstruct views into park?
- Bill Castro: No funding for planter restoration/rehabilitation at this time; DPR to review

Item 3: Future Operations of Damrosch Park
Presenter: Lesley Rosenthal, LCPA

- Compliance with stipulations of settlement agreement (see Item 2)
- Reference: LCPA public events schedule
- Big Apple Circus (BAC): 35th Season (fall/winter 2015-2016)

Committee Discussion:

- SB: annual schedule?
- LR: LCPA provided schedule to CB7 in April 2015 (October 1, 2015-January 12, 2016)
- Peter Flamm: no disturbance of plantings with Big Apple Circus tent layout
- KC: any other private functions?
- LR: none scheduled
- KN: all $$ from licenses redacted?
- Bill Castro: DPR sees all LCPA revenues; DPR sits on LCPA board

Community Discussion:

- Linda Moskin: concern about ongoing private events; post scheduled events on CB7 website
- LR: Big Apple Circus: courts have found circus events with reasonable priced tickets to be public access and quintessential park use; BAC in fragile financial condition
- Mark Diller: please coordinate with Leo Blacks (Amsterdam Houses) regarding coordination of Amsterdam Houses and LCPA events; recommend preservation of Lincoln Center physical plant; recommend CB7 budget priorities and district needs (established summer 2015); to be voted on at November 2015 Full Board

No Committee Resolution

Item 4: Master Plan for Riverside Park
Presenter: Charles McKinney, DPR

- Reference: Riverside Park Master Plan (cover) and Riverside Park Community Requests and Concerns (spreadsheet)
- Scope mostly completed; new Master Plan to guide capital expenditures over next 20 years; Master Plan does not include budgetary funding; DPR to provide CB7 with budget list
- Participatory budgeting: one of four winners in Council Member Rosenthal's PB process this year was $200,000 for signage and other changes addressed to bike/pedestrian conflicts (72nd-79th Streets)

Committee Discussion:

- SB: safety issue – near bike collisions with children at 72nd Street
- KC: north of locomotive, deep grooves in pavement where cyclists have fallen; need to fill grooves
- MB: DPR to apply sand and mortar (Basic maintenance)
- DPR: 5/27/15 Ground breaking 1pm for $7.8 M project mostly FEMA funding for restoration of A-Dock (Public Pier) at 79th Street Marina

Community Discussion:

- Ira Girschenhorn: no interpretive, directional, informational signage; cover tracks north of 125th Street?
- Mark McIntyre: Riverside Clay Tennis Association (RCTA): lighting at recreation areas?
- CM: issues of security and neighbor impact
- Linda Moskin: Pier 1 café, bicyclists and pedestrian intersection
- Michael Bloom, RCTA: bike and pedestrian activity after dark in parks
- CM: DPR will return to CB7 at end of summer with more info

No Committee Resolution

Item 5: Restoration of Ramble and Ravine, Central Park
Presenter: Lane Addonizio, Central Park Conservancy

- Landmarks Preservation Commission review; Department of Buildings permits
- Scope: Woodlands management program – invasive species removal; re-vegetate ground plane; replace canopy trees
- Issues: path deterioration, needs path reconstruction; restore sections of The Gill including selective excavation and edge stabilization
- Rustic shelters to be restored/recreated: Log Shelter site (to be recreated); Summerhouse (to be repaired); Umbrella Structure (to be recreated); Belvedere Summerhouse (to be recreated)
- Restore the Loch (see 1873 plan) from narrow stream to series of open pools

Committee Discussion:

- KN: funding and schedule?
- LA: private funding $15M for Ramble and $5M for Ravine; 3 year timeframe

Community Discussion:

- David Olshefski: how to get dredging equipment to these areas?
- LA: will work from middle of work area first, then south and north

Resolution to Approve: Committee 4-0-0-0; Non Committee 2-0-0-0

Present: Klari Neuwelt, Steven Brown, Ken Coughlin, Meisha Hunter Burkett and David Sasscer.
Chair: Elizabeth Caputo. **Board Members:** Mark N. Diller and Tina Branham