

BUSINESS & CONSUMER ISSUES COMMITTEE MEETING MINUTES

March 8, 2017

The meeting was called to order at 7:00 p.m.

Present: George Zeppenfeldt-Cestero, Linda Alexander, Paul Fischer, Marc Glazer and Brian Jenks.

Absent: Michele Parker, Christian Cordova, Seema Reddy.

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

1. **139-141 West 69th Street** (Broadway) Noi Due Carne Inc., d/b/a To be Determined.

Elkie Hofmann, attorney, and Golan Chetrit, Principal, presented on behalf of the applicant. The application was a transfer from the current occupant of the above address; the owner operates a restaurant next door. No amplified music would be played and hours were deemed to be reasonable (until 11 pm Monday through Thursday, 1 am on Saturday and 10 pm on Sunday). The applicant represented that he has had no issues with the SLA related to his prior restaurant. No deliveries will occur at this location.

Motion to approve the application passed: 5-0-0-0

2. **416 Amsterdam Avenue** (West 80th Street) AINJUPITER LLC, d/b/a To be Determined.

Kimberly McKay, attorney, presented for the applicant. The Co-Chair informed the new owner that we would not allow a wraparound outdoor cafe if and when they sought a license for one; also informed the owner that the previous occupant utilized an inappropriate covering on the entrance to the restaurant and that such covering would not be allowed going forward.

Hours for the establishment appeared normal, staying open until 12 a.m. Sunday through Thursday and until 1 a.m. Friday and Saturday. Only background music would be played. The owner also runs La Sirene; he's had no issues with the SLA at this establishment.

Delivery may occur, but not the entire menu. He would not use bicycles, but would rather use UberEats or another similar car delivery service.

Motion to approve the application passed: 5-0-0-0

3. **483 Columbus Avenue** (West 83rd Street) Michel GE Inc, Bellini.

Michael Kelly, as agent, and Despina Gezerin, owner, presented to the committee. The application was for a transfer of the license to Ms. Gezerin, who is the former owner of the establishment. Hours appeared normal, with the establishment closing no later than Midnight every night. Only background music would be played and no delivery bikes would be used.

Motion to approve the application passed: 5-0-0-0

4. **21 West End Avenue** (West 61st Street) Café 21, d/b/a Café 21.

The applicant did not appear at the meeting.

Motion to disapprove the application passed: 5-0-0-0

5. **322 Columbus Avenue** (West 75th Street) Da Capo Corp, d/b/a To be Determined.

Stacy L. Weiss, attorney, presented on behalf of the applicant, Craig Marx. The applicant has other restaurants in midtown and on the Upper East Side, but has had no issues related to his liquor license. Renovating existing space.

Hours appeared normal, closing at Midnight on Sunday through Wednesday and 2 a.m. Thursday through Saturday.

There would be live, acoustic jazz played at the establishment every other week from about 7 p.m. - 9p.m.

Motion to approve the application passed: 5-0-0-0

Alteration application to the SLA for an existing liquor license serial number 1296187:

6. **1018 Amsterdam Avenue** (West 110th Street) Madrel LLC, d/b/a Marlow Bistro.

The owner and agent presented on behalf of the applicant. In addition to the liquor license, the applicant also applied for a new unenclosed sidewalk café permit (see item 7), which was discussed along with the SLA application.

The applicant is not located in a residential area; there are no residential units above or across from the café. No noise complaint exist for the café, and there will not be any food delivery.

The applicant also owns Cibo e Vino.

Because of the location on 110th street, and the nature of the area, some tables will extend onto 110th street, as did the café for the prior restaurant.

Samuel Chenillo, local resident of 480 Central Park West, encouraged the committee to approve the application.

Alteration occurring to the interior of the space; moving the location of the bar in the interior.

Motion to approve the application passed: 5-0-0-0

New Unenclosed Sidewalk Cafés:

7. **1018 Amsterdam Avenue** (West 110th Street.) New application #1147-2017-ASWC to the Department of Consumer Affairs by Madrel LLC, d/b/a Marlo Bistro, for a four-year consent to operate an unenclosed sidewalk café with 18 tables and 36 seats.

Please see the above.

The items will be bundled for presentation to the Full Board.

Motion to approve the application passed: 5-0-0-0

8. **353 Amsterdam Avenue** (West 77th Street.) New application #1423-2017-ASWC to the Department of Consumer Affairs by Westside Donut Amsterdam Ventures LLC, d/b/a Dunkin Donuts, for a four-year consent to operate an unenclosed sidewalk café with 4 tables and 8 seats.

Howard Novick presented on behalf of the applicant. The café would be small; 4 tables and 8 seats. Mr. Novick was informed by the Chair that employees are responsible for cleaning the outdoor café and that the carrier of the café has to be respected. The applicant indicated that small trash cans would likely be included within the footprint of the outdoor café. No deliveries would occur from this location.

Motion to approve the application passed: 5-0-0-0

9. **273 Columbus Avenue** (West 73rd Street.) New application #1482-2017-ASWC to the Department of Consumer Affairs by Zucker's Columbus LLC, d/b/a Zucker's Bagels, for a four-year consent to operate an unenclosed sidewalk café with 12 tables and 27 seats.

Michael Kelly, agent, presented on behalf of the application. All deliveries outsourced, so no bicycles would be used. Hours appeared normal (8 a.m. opening Monday through Saturday, 10 a.m. Sunday), and the applicant agreed that the café area would be appropriately serviced. The restaurant has been open for about 2.5 months; they are new to the Upper West Side, but not to the City.

Motion to approve the application passed: 5-0-0-0

10. **473 Columbus Avenue** (West 83rd Street.) New application #1824-2017-ASWC to the Department of Consumer Affairs by ACS Columbus LLC, d/b/a Lokal, for a four-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.

The applicant presented to the committee. The restaurant does have delivery and indicated understanding of the need to use reflective vests, carry IDs, and include large, readable print on vests. The restaurant indicated that they do not use electric bikes.

Hours appeared normal, opening at 11 a.m. daily.

Motion to approve the application passed: 5-0-0-0

11. **573 Columbus Avenue** (West 88th Street.) New application #2435-2017-ASWC to the Department of Consumer Affairs by Bodega 88 LLC, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.

The application was withdrawn prior to the meeting.

Some concerns delivered by Marissa Maack related to the establishment's sports bar atmosphere and its adjacency to senior citizens.

An issue also was brought to the committee's attention by a member of the above address's Co-Op Board, which owns the retail space and leases it to the applicant. There was a question as to whether the Co-Op Board appropriately approved its tenant's ability to seek this application and thus there may be an issue with the applicant's submission. Indicated that he was not speaking for or against the application, but wanted to be sure that appropriate process was followed.

New Enclosed Sidewalk Café:

12. **228 West 72nd Street** (West End Avenue – Broadway.) New application #5193-2016-ASWC to the Department of Consumer Affairs and NY City Planning Commission by MTGebhard, LLC, d/b/a Gebhard's Beer Culture, for a four-year consent to operate an enclosed sidewalk café with 8 tables and 16 seats.

The applicant presented its submission to the Board. The enclosed café has been present since 1983 and the title of the application stems from the fact that there are new owners.

Motion to approve the application passed: 5-0-0-0

New Business

The committee discussed the City's policy on sandwich boards, which requires that they be in the restaurants footprint if they are put up at all.

The committee also discussed that Motorized Bikes, including those with electronic motors, are not allowed on the streets of New York (see <https://dmv.ny.gov/registration/motorized-devices-cannot-be-registered-new-york>).

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

COMMUNITY BOARD 7/MANHATTAN
Full Board Meeting Minutes
March 7, 2017

Community Board 7/Manhattan's Full Board met on Tuesday, March 7, 2017, at Congregation Rodeph Sholom, 7 West 83rd Street (Central Park West), in the District. Chair Roberta Semer called the meeting to order at 6:35 pm after the Secretary confirmed the existence of a quorum.

The following matters were discussed and actions taken:

Minutes from the February 7, 2017, full Board meeting were **approved**.

VOTE: 28-0-1-0

Chair's Report: Roberta Semer:

- Announcing the formation of a CB7 Broadway Task Force – chaired by Seema Reddy. Will meet during March – look for an update at the April Full Board meeting.
- Congratulations Shelly Fine and the members of the Upper West Side Community Emergency Response Team (CERT) on the 10th anniversary of the formation of the CERT. Shelly Fine was honored at a recent ceremony with awards and proclamations from the New York City Emergency Management Commissioner, Borough President Gale Brewer, and Council Member Helen Rosenthal.

Community Session:

Maria C. Fernandez – Save Our Park

- Request that CB7 call on NYC Department of Parks and Recreation Commissioner Mitchell Silver to conduct an anti-terrorism risk assessment in relation to the proposed Gilder Center at the American Museum of Natural History.
- Such an assessment is warranted based on the anticipated influx of 800,000 additional visitors, mostly children.

Mark Diller (CB7 member)

- Encouraging colleagues and members of the audience to vote in the Participatory Budgeting voting to take place the week of March 25 through April 2.
- Voting will determine how \$1 Million in capital funds will be spent by each of Council Members Helen Rosenthal (6th District) and Mark Levine (7th District).
- Anyone who is age 14 or older and lives in the District may vote.

William H. Raudenbusch – Community United to Protect Theodore Roosevelt Park

- The American Museum of Natural History is applying to build an addition to its campus on public parkland with \$130 Million of public money.
- Given the Museum's huge existing debt service, public funds should not be used to further irresponsible spending.

Holly Rothkapf

- Question about the status of CB7's 2015 resolution calling for a moratorium on tall buildings whose height and shadows would affect Central Park.

A (Chair Roberta Semer): The resolution was presented at Borough Board, and disseminated to the other Community Boards whose Districts border Central Park.

-- Rezoning would be required for any lasting impact on the types of towers in question.

Jennifer Merin – 251 West 81st Street

- Lives opposite the former Bloomsday Book Store (at which, in the 1970s, a dramatic reading of James Joyce's Ulysses would take place every "Bloomsday" (June 16th).
– Demolition of the building is under way.

- This site will be one of 3 new high rises being constructed within 3 blocks.
- Concern for public safety – demolition included knocking down a wall on the site, which caused debris to tumble over the top of the retaining wall into adjoining properties, and stirred clouds of dust.
- Also concerned for dust and noise.
A: Call CB7 office, and also call 311 and the Department of Buildings and the local elected officials.
A: Note that Bloomsday is still celebrated at Symphony Space – another legacy of Isaiah Sheffer.

Cary Goodman

- Concern for safety at the AMNH expansion.
- Planning for safety should have been undertaken before City money was allocated for this site.
- Such safety planning should have included evacuation routes; protocols for glass and debris; and risks associated with construction staging areas. The project should be the subject of a risk assessment from the NYPD.

Peter Arndtsen – Columbus-Amsterdam BID

- Daffodils are blooming! Visit the Manhattan Valley / Bloomingdale neighborhood.
- Trinity School history program 3/14; walking tour of the neighborhood 3/26.
- Skill Mill and Moogie Pottery are offering new programs.

Manhattan Borough President's Report, Diana Howard:

- CB7 hosted a panel discussion that was used as a platform for interviewing candidates for appointment to the Board. The evening was successful and many qualified candidates offered interesting ideas.
- The Borough President's Art Gallery will be dedicated in honor of the late Maggie Peyton on 3/20.

Reports by Elected Officials:

Reports by Elected Officials' Representatives:

Erik Cuello, Office of Council Member Mark Levine (7th District):

- Regarding Council Member Levine's bill to guarantee the right to counsel for those facing eviction – the Mayor has agreed to fund universal access to counsel for those who cannot afford it. Huge victory for those at risk of homelessness.
- Participatory Budgeting Voting: kick-off event 3/26 at the District Office. Bloomingdale Library will be a venue for voting.
- Event: Coffee with Levine on 3/26.

Sean Coughlin, Office of Council Member Corey Johnson (3rd District):

- Town Hall 3/25 at 7 pm will include the Mayor as well as the commissioners of various City agencies. There will be opportunities for Q&A. To be held at 333 West 17th (Lab School), 8th-9th Ave, from 7-9 pm (doors open at 6:30 pm; close at 7:30 pm). Rsvp recommended.

Gus Ipsen, Office of Assembly Member Linda Rosenthal (67th District):

- Assembly Member's bill to repeal the tampon tax has been signed by the Governor.
- Carrying a bill for prisons and shelters to offer free tampons.

Chris Chu, Office of Assembly Member Daniel O'Donnell (69th District):

- New Director of Community Affairs for Assembly Member O'Donnell.
- The Assembly Member is the new chair of the Arts, Culture and Tourism committee. Fighting for funding.

- Assembly Member fought the proposal to build a luxury building directly on top of an existing, occupied building with rent stabilized tenants at 711 West End Avenue. The resistance was successful and the project has been blocked.
- The Landmarks Preservation Commission voted to designate the Morningside Heights Historic District, which will protect 115 buildings.
- Community events include a book drive and Bystander Intervention training.

Emily Markowitz, Office of Assembly Member Richard Gottfried (75th District):

- The Board of Standards and Appeals voted 5-0 to approve Congregation Shearith Israel's application to renew its prior permits to build on its site, over his and CB7's objections. Working with Landmark West to monitor the next steps.
- Community events include a Medicare info session; and a rally in Albany in support of a single-payer health plan for New York State on 4/4 (see nyh.org).

Tara Klein, Office of State Senator Brad Hoylman (27th District):

- Spearheaded sign-on letter with other elected officials seeking a transportation study of the West Side Highway. This highway is exempt from Vision Zero because it is a State roadway.
- Sponsoring a bill to codify transgender bathroom access rights in New York State.
- Co-sponsoring immigration rights bill.

Daisy Moore, Office of State Senator Jose Serrano (29th District):

- Office hours on the Upper West Side at St. Agnes (NYPL) library 3/9.

Brennan Ward, Office of State Senator Marisol Alcantara (31st District):

- Budget season keeps the Senator in Albany – happy to meet with constituents and hear concerns.

Elie Peltz, Office of U.S. Congress Member Jerrold Nadler (10th District):

- Introduces a "Resolution of Inquiry" in the House of Representatives. If adopted, it would require the Department of Justice to release to Congress any information it had gathered on the Administration's conflicts of interest and ties to Russia.
- Keeping a careful eye on increases in anti-Semitism in recent months.

David Bailey, Office of U.S. Congress Member Adriano Espaillat (13th District):

- Representative Espaillat is carefully monitoring the proposal to repeal the Affordable Care Act.
- Also monitoring any new executive orders that would have the effect of implementing a new Muslim Ban.
- Request that constituents sign up to receive email updates – cannot carry data base from his former State office to his new federal position.
- Joining the New York Congressional Delegation in fighting for NYCHA funding. Working closely with Nydia Velazquez, Richie Torres, and Jerry Nadler on this issue.
- Also focusing on mold impacts in NYCHA – something that Ben Carson should be sympathetic too.
- Q: Concern for the serious gap in funding for maintenance at NYCHA buildings and campuses.
A: Fighting for all funding needed for NYCHA.

Michael Stinson, NYC Comptroller Scott M. Stringer's Office:

- Upper West Side Town Hall with the Comptroller 4/6 at 6:30 pm at Goddard-Riverside Community Center.
- Women's History Month event 3/21 at the New York Supreme Court at 6 pm
- Irish Community Breakfast 3/24 from 9-10 am at the Municipal Building.

Renee Woodberry, Manhattan DA's Office:

- Accepting applications for High School internships – paid summer internship for Manhattan HS students. Application available online.
- Contract issued - \$58 Million for youth and community services via District Attorney's offices.
- Conviction – defendant convicted for murder of NYPD Office Holder.

Business Session:

HEALTH & HUMAN SERVICES COMMITTEE

Catherine DeLazzero and Madge Rosenberg, Co-Chairpersons

Resolution Re:

1. Community Board 7/Manhattan Resolution to Demand Repeal of Executive Order 13,769.

Presentation by Roberta Semer:

- CB7's Steering Committee expressed interest in the full Board taking action on the Executive Orders concerning ban on travel to the United States from countries identified in the Executive Orders. Steering and the Health and Human Services Committee included in their analysis a well-written resolution adopted by Community Board 6.
- The issue was discussed at the February Health and Human Services committee meeting.
- Text of the resolution has been revised to reflect the new Executive Order on the same subject issued March 6th. The prior Executive Order had been struck down on Constitutional grounds by federal trial and appellate courts.

Board Discussion:

- Revision accepted: amend the resolution to change "overwhelmingly Muslim" to "predominately Muslim" countries.
- Recommendation: The resolution discusses how immigrants would benefit if the travel ban were lifted, but should also highlight contributions of immigrants to our society.
- Question: The resolution refers only to the "45th president" rather than addressing the President by name?
A: The President will be referenced by name in the covering letter.

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

VOTE: 41-0-0-0.

HOUSING COMMITTEE

Jeannette Rausch, Chairperson

Resolution Re:

2. City Council Intros 0938, 0939, and 0940 re construction and renovation occurring in occupied residential buildings.

Presentation by Susan Schwartz:

- City Council considering 12 bills relating to the Department of Buildings and the Board of Standards and Appeals.
- Among the bills are intros that would address construction in an occupied building that is claimed to be unoccupied – such tactics can be a means to chase rent regulated tenants from their homes.
- Citing recent examples of construction in occupied buildings undertaken with no or minimal notice to residents, releasing dust throughout the building, with construction activity and materials blocking access to elevators, stairs.
- Even when the claim that the building is unoccupied is demonstrably false, it recently took 3 months to get the Department of Buildings to issue a Stop Work Order.
- When a building is claimed to be unoccupied, the party sponsoring the construction does not file a tenant protection plan, placing tenants at risk.

- The hazards can include exposure to asbestos – citing a recent example of 3 apartments protected only by blue duct tape and plastic. The Department of Environmental Protection finally came and issued a Stop Work Order.
- Other issues that result from construction in buildings that are claimed to be unoccupied include use of passenger elevators to remove debris; demolition on walls that contain lead paint and other toxins – with no plan for protection.
- Even when the Department of Buildings learns of such construction, it is not certain that work will be stopped. For example, when it considers work "cosmetic" it will waive the permit requirement and deny a Stop Work Order (recent example of drilling through lead paint as "cosmetic").

Presentation by Jeannette Rausch:

- Sponsors are seeking hearings on all 12 bills – only 5 have had hearings to date.
- Concerns include the delay of 45-90 days for the Department of Buildings to conduct an inspection.

CB7 Comments:

- The Department of Buildings has an inherent conflict of interest given its dual roles to facilitate construction and enforce rules. Too often it favors facilitating construction.
- To obtain meaningful compliance, enforcement must include criminal prosecution of false claims (such as claims a building is unoccupied when it is not). Recent examples and conferences with the Manhattan District Attorney's office confirm that such claims are rarely prosecuted.
- Enforcement should also include follow-up to actually collect fines when levied -- should preclude new permits if prior fines or open complaints remain unpaid.

- Sympathetic to plight of those facing these conditions – what do the bills add?
A: Increase fines for violation of self-certification so that the fines are not an acceptable cost of doing business.
A: Putting teeth into existing laws/rules.

- There are many difficulties addressed by the 12 bills.
- We need to clarify the nature of the falsified permits referenced in the resolution, and to emphasize the need for more rigorous enforcement.
- Also, the resolution speaks to the impact of unsafe construction conditions on rent regulated tenants, but these conditions and concerns would impact unregulated tenants as well.

- When a Stop Work Order is issued, is the contractor required to remove debris and equipment?
A: no – it is typically left in place. And it is often an opportunity for mischief when a contractor gains access to the site to correct the condition giving rise to the Stop Work Order and instead proceeds with construction.

- Bills enhance inspection requirements; changes eligibility to self-certify compliance with Code and rules once a contractor has been caught lying the first time; increases certain fines; creates a construction bill of rights; calls for an enforcement unit that can respond in real time; establishes protocols for tenant protection plans; and seeks an inter-agency task force for further improvements.

- Should split enforcement from the Department of Buildings' regulatory function.
A: That issue is worth considering, but is not a part of the bills under review.
A: Should return that initiative to committee to fully discuss

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

VOTE: 40-0-1-0.

BUSINESS & CONSUMER ISSUES COMMITTEE

Michele Parker and George Zeppenfeldt-Cestero, Co-Chairpersons

Resolutions Re:

3. **103 West 70th Street FRNT 1** (Columbus Avenue.) Application to the SLA for a two-year liquor license by New Amber 103 INC, d/b/a To be Determined.

Presentation by George Zeppenfeldt-Cestero:

- The committee felt the candidate was well qualified.

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

VOTE: 41-0-0-0

4. Unenclosed Sidewalk Café Renewal Applications:

- **50 West 72nd Street** (Central Park West.) Renewal application #2010310-DCA to the Department of Consumer Affairs by 50 West 72nd REST, LLC, d/b/a Riposo 72, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 16 seats.
- **469 Columbus Avenue** (West 82nd – 83rd Streets.) Renewal application #2009330-DCA to the Department of Consumer Affairs by Lenwich 83rd LLC., d/b/a Lenwich, for a four-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats.
- **886 Amsterdam Avenue** (West 103rd – 104th Streets.) Renewal application #2004738-DCA to the Department of Consumer Affairs by 886 Amsterdam Avenue Corp., d/b/a Arco Cafe, for a four-year consent to operate an unenclosed sidewalk café with 8 tables and 20 seats.

Presentation by George:

- These are renewals of existing unenclosed outdoor cafes.
- No complaints were presented to the committee.

Board Comment:

- The outdoor café at 50 West 72nd Street (Riposo 72) was the subject of significant community opposition when the application was first made two years ago.
- A: No renewal of that opposition appeared at the committee hearing or Full Board.

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

VOTE: 41-0-0-0

New Unenclosed Sidewalk Café:

5. **345 Amsterdam Avenue** (West 76th Street.) New application #599-2017-ASWC to the Department of Consumer Affairs by Chop't Creative Salad Company LLC, for a four-year consent to operate an unenclosed sidewalk café with 10 tables and 20 seats.

Presentation by George:

- Number of seats was corrected to 30 (still 10 tables)

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

VOTE: 41-0-0-0

LAND USE COMMITTEE

Richard Asche and Page Cowley, Co-Chairpersons

Resolution Re:

6. City Council bills that would place restrictions on and revamp the processes of the Board of Standards and Appeals.

Presentation by Richard Asche:

- Single resolution on smorgasbord of BSA reform legislation.
- These are different initiatives relating to the Board of Standards and Appeals than discussed with respect to construction above.
- The overall goal is to make BSA more responsive to the public.

Chair Roberta Semer:

- Land Use committee members (and non-Committee Board members) took pieces of the various bills and presented detailed analyses and comments to whole committee.
- Great process that fueled an informed and thoughtful discussion, the results of which are reflected in the resolution.

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

VOTE: 39-0-0-0.

PRESERVATION COMMITTEE

Jay Adolf and Gabrielle Palitz, Co-Chairpersons

Resolutions Re:

7. **91 Central Park West** (West 69th Street.) Application to the Landmarks Preservation Commission for the reorganization of some of the stained glass on the 16th floor and the 17th floor of Penthouse A.

Presentation by Gabrielle Palitz:

- Application for window replacements on the penthouse floors (16th and 17th). These windows face Central Park West from the main portion of the apartment and the tower above.
- Gist of application is that the existing windows throughout the apartment and the tower have interesting leaded glass details and stained glass center medallions.
- Proposal is to remove the lead detail and preserve the medallions. Goal is to improve the view.
- Committee felt that the proposals changed the character of visible conditions, and evinced a lack of understanding of the preservation effort – paying lip service to preservation.
- Applicant had no details or satisfactory explanation as to how they would incorporate the medallions into the new windows. Concerned that the medallions will look like decals stuck on after the fact, not original detail preserved. The medallions floating in the glass would look out of place, and are thus inappropriate.

CB7 Comments:

- Would the windows be reused or lost?
A: tower stained glass would become an interesting mosaic on the interior wall.
- Proposal would make the apartment more attractive to residents and in general. Existing condition is dark and dungeon-like. Apartment dwellers want light and air. Doubt anyone from the street experiences the stained glass.
- The proposal is more livable and is appropriate.
- Preservation in this case required immutability – must preserve the charm and aesthetic of the original composition. Should take a stand and save these beautifully traditional elements.
- Would agree completely with Committee if the windows were visible from the Street – but they are not. The only people who will see these windows are the apartment residents, and so should defer to the residents'

wishes.

- Tend to vote with the Committee on these matters, but with minimal visibility and increased light as a worthy goal, cannot give the Committee support on this matter.
- Since visibility is minimal, the applicant's approach is not unreasonable.
- Should not deprive a resident of the right to make a change when it does not affect the public?
- We are considering the integrity of the entire building. Allowing individual pieces of building to be subject to the whims of the current owner will be to strip it of its historic integrity in small increments rather than a single blow, but it would be lost just the same.
- These are original windows in a building of some age – these windows survived – to lose them would challenge the integrity of the building. Part of the historic fabric that remains is part of the authenticity and integrity of the experience of the City as it remains. Concerns were weighed carefully.
- Owner knew what he was buying, including the historic fabric and details, when he purchased. If details like these were able to survive this long, they should be preserved for the next generation.

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

VOTE: 26-12-3-0

8. **248 West 71st Street** (Broadway-West End Avenue.) Application to the Landmarks Preservation Commission for façade restoration, window replacements, roof-top addition, and reconfiguration of the rear-yard extension.

Presentation by Gabrielle Palitz:

- Proposal is to restore the texture of the lower level of this town house, replicate the rusticated surface on the lower level and remove the unfortunate brick cladding around the revised entryway.
- Rear yard addition would remove the L extension in favor of a full-width addition. Applicant agreed to expand the brick surround to increase the masonry heft that balances against the larger picture window openings on the ground and Parlor floors.
- Rooftop addition design and materials are consistent with those used in the neighborhood.

CB7 Comments:

- Concern for interruption of the rhythm of L extensions and the creation of a dark alleyway between buildings in the rear.
- A: the Committee is attentive to this issue, but in this case the dark alley is shallow and was not considered a significant concern.

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

VOTE: 40-2-0-0.

9. **151 Central Park West, #1W** (West 75th Street.) Application to the Landmarks Preservation Commission for window replacement.

Presentation by Gabrielle Palitz:

- Special window completely obscured from visibility.
- Many of the historic windows in that line were already removed.

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

VOTE: 41-0-1-0.

10. **235 West 75th Street** (Broadway-West End Avenue.) Application to the Landmarks Preservation Commission for installation of a wheelchair ramp.

Presentation by Gabrielle Palitz:

- ADA ramp on the side street to provide access to a store front on the side street frontage.
- The entrance to the retail store front is adjacent to the residential entrance.
- Application would cut through a knee-wall to provide access from a ramp that would replace a shallow areaway to the landing area.
- Design would preserve the newell post and decorative railing post.

CB7 Comments:

- Minority view – LPC typically wants the new to be clearly distinct from the historic.
- Staff recommended that the railings for the ADA ramp be simple, modern metal rails.
- Replicating the existing wrought-iron decorative railing at the landing area for the ramp would be more appropriate than a modern, simple railing.

- Creative solution – as the Upper West Side ages, these ramps will be needed more and more.

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

VOTE: 39-1-0-0.

11. **80 Riverside Drive** (West 80th-81st Streets.) Application to the Landmarks Preservation Commission for installation of a new energy efficient environmental compliant ductless heat pump system.

Presentation by Gabrielle Palitz:

- Replacing window A/Cs with split system with condensers on the roof.
- Proposal will create an enclosure for 6 small condensers, in a dark color to blend in as well as possible with other utilitarian roof elements.
- The addition will be visible from the street and from within Riverside Park.
- Overall will be an improvement to remove the window A/C units.
- The design and materials are not out of character with utilitarian rooftop elements such as water towers and stair bulkheads found along Riverside Drive, whether visible or not.
- Project also includes installing decorative Urns fabricated out of fiberglass using a design that was found during research for the building but which had not been in place for decades (if ever).

CB7 Comments:

- Fiberglass is a good material for this type of effect.

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

VOTE: 38-0-0-0.

12. **137 Riverside Drive** (West 85th-86th Streets.) Application to the Landmarks Preservation Commission for a wheelchair stair lift in the moat along West 86th Street.

Presentation by Gabrielle Palitz:

- Proposal is to create a new staircase through an areaway to the basement level, and to install an ADA-compliant chairlift.

- Chairlift folds and sits at the basement when not in use.

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

VOTE: 40-0-0-0

13. **150 Riverside Drive** (West 87th Street.) Application to the Landmarks Preservation Commission for an entrance canopy; two signage panels at the 87th Street corner, and replacement of wall sconces at the entrance.

Presentation by Gabrielle Palitz:

- Application for a canopy/marquis and a corner sign.
- Applicant will re-present

The resolution to **disapprove** was **WITHDRAWN**.

VOTE: WITHDRAWN

14. **275 Central Park West** (West 87th-88th Streets.) Application to the Landmarks Preservation Commission to raise a portion of an existing elevator bulkhead on the roof.

Presentation by Gabrielle Palitz:

- Application is for an elevator bulkhead and vestibule.
- Copper-clad enclosure as a vestibule for the elevator bulkhead.
- The vestibule will be visible from the north along Central Park West and from within Central Park.
- Adding black metal railing to the parapet to bring up to Code.

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

VOTE: 39-0-1-0.

15. **36 West 94th Street** (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for a glass canopy over an entrance door.

Presentation by Gabrielle Palitz:

- Columbia Grammar. Several years ago, CB7 and LPC approved a canopy for the main entrance on this block.
- The school has expressed a need for a similar canopy for an administrative office.
- The proposed second canopy uses a similar design as the first, and is equally sensitive and consistent.

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

VOTE: 38-1-1-0.

TRANSPORTATION COMMITTEE

Andrew Albert and Howard Yaruss, Co-Chairpersons

Resolution Re:

16. **1873 Broadway.** Application #934-2017-ANWS to the Department of Consumer Affairs by Imran Kahn to install and maintain a newsstand on the southwest corner of Broadway and West 62nd Street.

Presentation by Andrew Albert:

- Interferes with view corridor approaching Columbus Circle.
- Public Design Commission has already objected to this proposal (as it did years ago for a similar proposal).

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

VOTE: 41-0-0-0

The meeting was **adjourned** at 8:32 pm.

Present: Roberta Semer, Jay Adolf, Andrew Albert, Linda Alexander, Richard Asche, Isaac Booker, Tina Branham, Steven Brown, Elizabeth Caputo, Christian Cordova, Kenneth Coughlin, Page Cowley, Louisa Craddock, Catherine DeLazero, Mark Diller, Robert Espier, Sheldon Fine, Paul Fischer, Sonia Garcia, Marc Glazer, Sarina Gupta, Benjamin Howard-Cooper, Meisha Hunter Burkett, Madelyn Innocent, Audrey Isaacs, Brian Jenks, Genora Johnson, Blanche E. Lawton, Lillian Moore, Gabrielle Palitz, Jeannette Rausch, Seema Reddy, Richard Robbins, Suzanne Robotti, Madge Rosenberg, Peter Samton, Susan Schwartz, Ethel Sheffer, Polly Spain, Mel Wymore, Howard Yaruss, George Zeppenfeldt-Cestero, Dan Zweig **Absent:** Miki F. Fiegel, Klari Neuwelt, Michele Parker.

HEALTH & HUMAN SERVICES COMMITTEE MEETING MINUTES

March 28, 2017

Health & Human Services Committee of Community Board 7/Manhattan met at the District Office, 250 West 87th Street. The meeting was called to order at 7:00 pm by Co-Chairs Catherine DeLazzero and Madge Rosenberg.

Committee Members Present: Catherine DeLazzero, Madge Rosenberg, Christian Cordova, Sheldon Fine, Sonia Garcia, Audrey Isaacs, Genora Johnson. **CB7 Chair:** Roberta Semer. **Board Member:** Mark Diller.

Community Member: Fern Fleckman.

Absent: Robert Espier and Susan Schwartz.

The following matters were discussed:

1. Rustin House/Lantern Community Services, 319 West 94th Street update.

Amy Berg, LCSW, Senior Vice President, Lantern Community Services:

- Under former ownership an SRO with very limited services
- Lantern helps formerly homeless persons
- Rustin House is one of its buildings (SRO style building; supporting services on site)
- Case manager; social work intern; psychiatrist on site in Rustin House
- What programs are successful
 - Food box program; give fresh produce to tenants
 - Cooking class: uses produce in food box
 - Visual arts
 - Employment program
 - Full-time IPES specialist: make sure people in Lantern building are placed in competitive employment; can be 1st jobs for employee; relationship with 30 businesses in community
 - Tutoring program for any Lantern tenant (at different Lantern building than Rustin House)
- Another arm Arete selects persons to fill empty units as they become available. It is a for-profit part of Lantern Group responsible for building maintenance.

Residents:

- Safety concerns
- Restrooms are not clean
- Guest policy

Community Advisory Board for Rustin House has been moved into CB7's HHS Committee:

- CM Helen Rosenthal's office's understanding is to have several meetings per year at CB7's HHS Committee to address issues. We will continue discussion at May or June meeting.
- Perhaps CAB should be reestablished.

2. Presentation by Stephanie Guzman, CB7 Planning Fellow – "Youth committed crime: final research findings and recommendation workshop."

Stephanie Guzman: guzman.stephaniemarie@gmail.com:

- Guests:
 - Officer Vollaro of 24th Precinct
 - Officer Frykberg of 24th Precinct
 - Edgar Yu of Community Partnership Unit of Manhattan DA's Office
- Purpose: recommend strategy to discourage youth crime in CD7
- Strategy: pilot program for students learn make better decisions
- Interviewed experts in array of relevant fields.
 - Manhattan DA's Office staff
 - NYC schools
 - Family Court
 - Prevention & Intervention Programs
 - NYC DOE's OSYD
 - NYC Dept of Probation
 - Local police precincts
- 3700 arrests of 16-17 year olds in 2015
- Family Court says most cases 14-15 year olds
- Not malicious crimes
 - Marijuana
 - Shoplifting; taking media
 - Jumping turnstiles
 - Congregating
 - Public drinking
- City proactive
 - DA Vance's office is national leader in diminishing crime levels and crime prevention
- Middle school students between 11-14 are most likely to fall into crime
 - Moral reasoning at different ages is pertinent
 - Learn what is acceptable between 7 & 15 years of age
 - Moral reconnection therapy: increase moral reasoning; help perpetrator understand consequences of what did
 - Adolescent brain still developing; more impulsive while adolescent; cannot control as well as when older
- What are experiences in local schools'?
 - Some middle schools teaching social emotional skills so can make better decisions
 - Result is better behavior
 - Not all schools doing this
- DOE encouraging positive reinforcement for good behavior, not just punishment for bad behavior

- School climate managers: support services to encourage safe and supportive environment
- Additional guidance counselors hired (not enough hired to meet need)
- Warning card program: NYPD officers and SSAs give warning card for low level infraction instead of issuing summons; end of year if good behavior warning card expunged
- Recommend pilot program to assist middle students learn the necessary skills
 - Manhattan DA's Office will issue grant
 - a few middle schools in CSD 3 to be part of pilot program to develop cognitive skills to make healthier decisions and therefore become less likely to commit crime
 - program will take place in selected schools

CB7 Comments:

- Sheldon Fine: ask Community School District 3 Superintendent for input as to which schools to participate
 - Fern Fleckman: once school selected, offer participation to entire school student population; speak to Elaine Schwartz
 - Kelly Williams, Executive Director of West Side Commons:
 - her organization has programs of sort you are describing for middle school students
 - children are victims of violence
 - should not connect students to DA's office; program should be in community based organizations not in schools (with restrictions)
 - children should be part of planning process
 - put in addendum of whatever is already being done
 - DA's office: \$250 million in grants; hubs of interrelated organizations; youth in each hub get comprehensive set of services available in all hubs; go to DA's website subsection CJII.org (Community Justice Investment Initiative); respond to RFPs
 - Recommend considering not such low level crimes; because low level crimes don't go to DA's office (otherwise in Corp Councils' Office in Family Court)
 - Defense attorney: Need to speak to defense Bar so have both set of views
 - Rupert v. Simmons: decision cites scientific research re youthful brains and why they cannot process things the way adults do
 - Don't get funds from DA's Office
 - Mark Diller: Is there counseling that is geared to development of the cognitive functioning that would reduce crime
 - PO Frykberg: Explorer Program teaches young persons police sciences, victimization, how police officers respond to situations; meets twice a week; every precinct has this program
 - Sheldon Fine: to develop program review programs in those from past, from other schools and from other communities as base.
- The meeting ended at 8:25 pm.

PARKS & ENVIRONMENT COMMITTEE MEETING MINUTES

March 20, 2017

Attendees – Committee Members

- Klari Neuwelt, Chairperson
- Steven Brown, Brian Jenkins , Ken Coughlin, Meisha Hunter Burkett, Susan Schwartz

Non-Committee Board Members

- Mark Diller, Paul Fischer

Absent: Sarina Gupta

Update Soldiers' and Sailors' Monument

Committee provided a letter to support the monument's nomination to the World Monuments Fund's Watch List

An Introduction of the Manhattan Solid Waste Advisory Board (SWAB) by Matthew Krumholtz and Marc Shifflett.

Matthew Krunholz: gave overview of SWAB

- Includes industry experts
- Mission – to encourage recycling and minimize solid waste
- Promotes waste reduction
- Works on waste problems
- Gets grants
- Advises on Solid Waste legislation
- Advocates for plastic bag fee

Marc Shifflet

- Is a Community Composter
- Discussed "What's in our trash"
- Factoid - 79% of our trash can be recycled
- Mayor's Zero Waste commitment & goal
 - 90% diversion from landfill by 2013
 - Divert 25% of curbside waste

Zero Waste Benefits

- Reduce greenhouse emissions
- Less Traffic
- Reduce litter
- Cost savings
- Better relationship with landlord

Promotes trash free waters

- Majority is plastic waste

How can public help?

- Use single - use items
- Buy used
- Repurpose

- Bring reusable bags
- Get involved

Committee Q & A Session

Ken Coughlin

- How many people on the Board? 30-34 people
- Are meetings open? Yes
- Is solid waste trucked? Yes - They are being taken out of state
- What is update on plastic bag law? 2- 3 years

Klari Neuwelt

- How are you administered? – Through Borough President, no budget, volunteers
- Discussed recycling clothing bin program initiated several years ago – is program operational yet?

Meisha Hunter

- Suggested outreach to public schools
- Suggested outreach to encourage not to overpack goods
- Encouraged boxed water

Marc Diller

- Pharmaceutical recycling? They have a new committee dealing with it

Paul Fischer

• Stated that he was against the plastic bag bill as didn't feel he should have to pay for it. Feels we should recycle plastic bags

Community Q & A

Ira Gershenhorn

- Discussed the “pay as you throw” program and that it would be effective
- Stated that the DEP does not care about NYC.

Cindy Cardinal

• Have friends that are composting and wanted to know if there are and programs being developed to promote it? It is in Queens and Brooklyn and a few are being rolled out in Manhattan

Haley Messenger

- Why are you doing this? Gail Brewer encouraged the group to meet with the CBs
- Are you taking initiative because of backlash on bag tax? Yes

Reconstruction of the East 108th Street/ Bernard Playground - Chris Nolan, Lane Addonzio of Central Park Conservancy

Goals - Grounded in the Conservancy's experience renovating and rebuilding the Park's playgrounds, with seven overarching design goals:

- Improve the relationship between the playgrounds and the Park
- Enhance the quality and variety of play experiences
- Maximize user accessibility
- Ensure compliance with current safety standards
- Preserve unique and successful aspects of existing designs

- Practice sustainable design and construction
- Design innovative solutions

Scope of Work

- Reconfigure the swing area and replace existing swings to comply with current safety standards; this will require enlarging the elliptical space occupied by the swings, rotating it parallel to the perimeter to accommodate the six existing bucket swings and one adaptive (accessible) swing.
- Replace existing post-and-platform climber / composite play equipment with a new version that provides similar play experiences but is configured to comply with current clear zone requirements and designed to be less visually impactful from the Park and perimeter.
- Replace the existing sandbox, incorporating an accessible sand table and introducing a water source for additional play value.
- Replace the existing spray bollard with a user-active spray feature that is interactive and conserves water.
- Repave playground for accessibility.
- Replace the existing four-and-a-half steel panel fence.
- Replace existing wood and concrete benches with new ones.
- Enhance landscape plantings between the playground and the perimeter wall.

Committee Q & A

Klari Neuwelt

- Are there ADA issues? Sand and pavement have issues and will be addressed

Brian Jenks

- Discussed Inclusive Task Force and asked about the accessibility plan - Discussed several aspects of plan. This playground was limited due to size

Ken Coughlin

- How much is the cost? – 600k
- When will start? Late summer will start
- Who funded? Bernards gave some monies

Meisha Hunter Burkett

- Paving materials? - Permeable paving and asphalt
- Any drainage? - yes
- How many playground exist in Central Park? 21
- How many need to be ADA upgraded? 9

Steven Brown

- Gave feedback on the Task Force and asked Parks to try to set the bar higher than minimum ADA compliance. Parks gave positive feedback

Community Q&A

Drew Wolin

- Asked what is a “successful” playground? Based on positive community feedback

Ira Gershenhorn

- Stated Governors Island playground could be a good influence

Reconstruction of the East 67th Street/ Billy Johnson Playground – Chris Nolan, Lane Addonzio of Central Park Conservancy

Goals – same as above for all CP playgrounds

Background - Designed by pioneering landscape architect M. Paul Friedberg, Billy Johnson Playground at East 67th Street was the first playground reconstructed under the newly formed Central Park Conservancy in the early 1980s.

Design Concept - The renovation will build on the existing design and Friedberg's concept to create a playground that blurs the line between playground and Park.

Scope of Work

- Reconfigure the swing area and replace existing swings to comply with current safety standards; this will require enlarging the elliptical space occupied by the swings, rotating it parallel to the perimeter to accommodate the six existing bucket swings and one adaptive (accessible) swing.
- Replace existing post-and-platform climber / composite play equipment with a new version that provides similar play experiences but is configured to comply with current clear zone requirements and designed to be less visually impactful from the Park and perimeter.
- Replace the existing sandbox, incorporating an accessible sand table and introducing a water source for additional play value.
- Replace the existing spray bollard with a user-active spray feature that is interactive and conserves water.
- Repave playground for accessibility.
- Replace the existing four-and-a-half steel panel fence.
- Replace existing wood and concrete benches with new ones.
- Enhance landscape plantings between the playground and the perimeter wall.

Additional information:

- Slide is the most popular but not ADA compliant
- Two issues – landscape & play equipment
- Has an Issue with accessibility
- Woodplay equipment missing

Committee Q&A

Klari Neuwelt

- Have you been to CB8? Not yet

Marc Diller

- Suggested rustic design for new bar on slide

Susan Schwartz

- Timing of launch – Later summer/fall
- Cost – \$1 million

Steven Brown

- Asked to put signs up around slide to encourage kids not to go the wrong way up the slide

Bundled Resolution – committee to approve final design of both playgrounds.

- Resolution passes
- Committee vote – 6-0-0-0
- Non-committee Board members vote – 2-0-0-0

Renovation of The Belvedere Castle – Chris Nolan, Lane Addonizio of Central Park Conservancy

Background & History - Located on the west side of Central Park, just north of the 79th Street transverse road, the Belvedere is one of the most visited destinations in the Park and the visitor center with by far the highest volume of foot traffic. Conceived as a vantage point on some of the highest ground in the Park (“Belvedere” is literally translated from Italian as “beautiful view”), it offers sweeping views, today, across the Great Lawn to the north. The views and the Belvedere’s context are dramatically changed from what they were in the original construction of the Park as a result of the most significant physical transformation in the Park’s history: the filling of the old Croton Reservoir and creation of the Great Lawn in the 1930s.

Existing Conditions

The Belvedere today exhibits several building envelope issues resulting both from decline in the decades since previous restoration efforts and areas that have never been thoroughly addressed. These include:

- Poor drainage resulting in standing water on the esplanade and upper terraces have contributed to deterioration of the parapet walls as well as water infiltration into the structure.
- Inadequate exterior drainage has resulted in iron oxide staining on exterior masonry.
- The wood pavilions on the esplanade and upper terraces are showing signs of deterioration.
- Pavements on the esplanade and upper terraces and stairs leading to them are deteriorating.

Project Goals

- Implement a comprehensive core and shell restoration of the existing historic structure.
- Modernize mechanical systems and supporting utilities.
- Address the accessibility of the facility.

Belvedere Castle Restoration

Scope of work

- Restore parapet walls and terraces with effective drainage and waterproofing systems.
- Clean and repoint exterior masonry.
- Restore the wood pavilions, and recreate the decorative wood tower at the northwest corner that was not included in the scope when the pavilions were recreated in the 1980s.
- Replace existing pavements in esplanade and upper terrace and restore stairs. Hexagonal asphalt pavers installed in the 1980s will be replaced with square bluestone pavers of contrasting tones in a checkered pattern, as per the original design executed in 1871.
- Replace existing windows and doors with clear-pane glass, to evoke the original character of the structure as an open-air pavilion.

Belvedere Access Path:

To address the challenge of making the Belvedere accessible, CPC is proposing to create an accessible route from the East Drive, the design of which draws on aspects of the history of the site. Specifically, it evokes the precedent for: a strong linear progression to the Belvedere from the east side; the

Belvedere's originally integral relationship to the reservoir's retaining wall; and the experience of broad views from the elevated vantage point of the promenade along the reservoir wall.

Scope of work:

- Regrading and realigning the existing park paths between the East Drive and the Belvedere to create an accessible route across the total elevation change of 25 feet.
- To accomplish the required grade change, the path south of Turtle Pond (in the vicinity of the old reservoir and promenade) will require a retaining wall and parapet in order to raise the elevation.
- While located roughly along the route of the existing path (to minimize impact on existing trees and connect with current park circulation), the path will be straightened to recreate the linear progression of Lovers' Lane and the reservoir wall and the experience of approaching the Belvedere from the elevated promenade on the reservoir wall.
- The design of the wall will be based on an existing retaining and parapet wall constructed in the 1930s at the northeast corner of the Belvedere to resolve the change in relationship between the Belvedere and its surroundings when the reservoir was removed.
- Viewed from the park landscape to the north across Turtle Pond, stretches of the wall visible in the winter will evoke the historic relationship between the Belvedere and the reservoir wall. Denser vegetation in the warmer seasons will obscure the path to a greater extent, resulting in stippled views of the wall.

Estimated cost of \$10 million

Committee Q&A on Belvedere Access

Ken Coughlin

- Any additional weather historic background getting added? – no
- The Castle was a popular site on New Year's Eve and now it is not allowed – any reason? Did not know

Steven Brown

- Asked for any ideas on the crowded stairwell? - no

Meisha Hunter Burkett

- Suggested programing and funding idea of renting out space

Committee Q&A on Belvedere Accessibility

Ken Coughlin

- Can you do grade change without wall? - No
- Can we make sure the you can see over the wall? - Good point to consider

Mark Diller

- Brought up the retaining wall's view from north
- Materials? – Match the mortared stone of the castle and match coursing
- Suggested creating a triangular bay to make space so there is a better view

Susan Schwartz

- Expressed concern about the uprooting of a red maple tree. Are there any other options? - No

Klari Neuwelt

- What is reasoning with walkway? Necessary to make Castle accessible, which is goal whether or not it would be required by renovations to the Castle itself
- Any economies of scale to do both projects? Yes
- Is CB7 first to see this plan? - Yes

Meisha Hunter Burkett

- Not convinced that creating openings in parapet will work best for people to see. Suggested several options
- What is paving material? Asphalt
- Drainage? Surface draining
- Is there signage to educate? Agreed that this is important

Resolution to approve design

Approved

- Committee members – 6-0-0-0
- Non-committee Board members– 2-0-0-0

Preservation Committee Meeting Minutes

March 9, 2017

The Preservation Committee of Community Board 7/Manhattan met on Thursday, March 9, 2017, at the District Office, 250 West 87th Street, in the District. The meeting was called to order at 6:30 pm by co-chair Jay Adolf.

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

The following matters were considered and actions taken.

150 Riverside Drive (West 87th Street). Application for approval of an entrance canopy, exterior light fixtures above the main entrance, and signage at the corner of West 87th Street and Riverside Drive.

Note: This application was presented to the Committee at its February 9, 2017, meeting, and the Committee adopted a resolution to approve of the entrance canopy and lighting fixtures, but to disapprove of the signs on the corner of the main façade. The Committee's resolution was withdrawn from the March 7, 2017, full Board agenda when the applicant requested a chance to re-present to the Committee. Since the canopy and exterior lighting fixtures were already approved, the discussion was limited to the revised proposal for a sign at the corner.

Presentation by Steven Kratchman, architects.

- The new corner sign is smaller in every dimension, and eliminates the internal lighting in the prior proposal.
- The sign wraps around the corner, and reads "150" on the Riverside Drive façade, and "The Riverside" on the West 87th Street façade.
- The design of the new sign calls for a steel I-beam pattern to replicate the pattern proposed for the canopy, with a flat panel below.
- The letters will be white on a steel-colored flat panel; I-beam pattern will be in a light bronze color with vertical lines to match the canopy.
- The top of the wrap-around sign will be approximately 8' from the sidewalk, and have a length of 3' on Riverside Drive, and 5' on West 87th.

Public Comment:

Patricia Godoy:

- Q: Are there other buildings on Riverside Drive that have such signs?
- A: Several along Riverside Drive in the West 90s and low 100s, including the Master Apartments and the Cherokee.

Josette Amato – West End Preservation Society

- Confirming dimensions and muted color scheme.

Motion to reconsider the prior resolution was approved unanimously.

Resolution to adopt the prior resolution's approval of the canopy and exterior lighting, and to add the approval of the corner sign as presented.

After deliberation, the resolution was adopted.

VOTE: 6-0-0-0.

225 West End Avenue (West 70th Street). Application to alter the areaway on the West 70th Street side of the building to install a handicap access lift, to upgrade the storefront infill at the base of the areaway, and to add signage and other improvements to the areaway.

Presentation by Corey Mgyarits, architect.

- The application concerns a secondary, south courtyard on the West 70th Street side of the building. The main entrance courtyard is mid-block on West End Avenue.
- The south courtyard is enclosed by a wrought iron fence with typical details at the base and cap. The center panel of the fence aligns with masonry steps down to the areaway.
- A storefront infill at the base of the stairs, and aligned with the stairs, provides access to a community facility space. On the west side of the stairs certain natural gas pipes and mechanical equipment sit on top of the areaway floor; on the east side of the areaway two utilitarian metal doors enclose mechanical rooms.
- The existing storefront consists of bronze aluminum doors and panels, one with a corrugated metal panel and the others with aluminum and glass panels.
- The proposal includes removing and replacing the existing storefront infill with a less cluttered aluminum door aligned to the stairs with fixed panels to the east and west.
- The proposal also includes a sign band above the door flanked by two sconce-style lights with globe enclosures. The sign band would sit below a proposed cornice to be fabricated out of sheet metal and to visually separate the areaway storefront from the other elements on that façade.
- The sign band is limited to 12 square feet, and may be less depending on the occupant of the community facility storefront space.
- The utilitarian doors would be replaced with doors with panel details on the top portion and louvers for ventilating the mechanicals below.
- The proposal will also include installation of a handicap access lift that would occupy the space between the masonry stairs and the east wall of the areaway. The existing wrought iron panel in front of that space would be modified to operate as a gate, and a glass panel would be installed behind the gate to cover the space between the lift hoistway and the south wall of the areaway.
- The proposal also includes the fabrication and installation of wrought iron hollow piers to mark the transition from each wrought iron fence panel to the gate and lift access. The hollow pier would continue the same pattern as the existing fence decoration, and would have globe lighting at its top to match the globe lights proposed to frame the sign board below.
- Decorative arrow heads would be added to the vertical posts in the fence.
- The west wall of the areaway would incorporate a gridded lattice for plantings. The lattice would be fabricated of stainless steel and would extend to the sidewalk height.

Committee Comment:

- Concern that stainless steel is not an appropriate material for this context.

Resolution to approve the proposal as minimally appropriate, with a strong recommendation to reconsider the use of stainless steel for the lattice, and to consider alternative materials for the lattice.

After deliberation, the resolution was adopted.

VOTE: 6-0-0-0.

277 West End Avenue (West 72-73 Streets). Application for a window replacement master plan.

Presentation by Stewart Ackerman, Panorama Windows.

- All windows in the building were replaced approximately 25 years ago in a single effort.
- The original windows were mostly 6:1 double-hung windows on the principal elevations, with a few 8:1 windows on the secondary facades.
- No original windows remain on the primary facades; only a few remain on the secondary facades.
- Proposed windows, like the existing ones, will be aluminum in a dark bronze color to match the existing windows and other metal work.
- Similar windows without the divided light are in use in the buildings surrounding the applicant.
- Arched windows will have a top panel that has glazing in the shape of the arch, with infilled aluminum covering the rest of the rectangular panel.

Committee Comment:

- Concern for the dimensions of the mullions in the triple-panel windows when fabricated in aluminum – will not match the original dimensions.
A: The triple-panel windows only appear on secondary facades.

Resolution to approve as presented.

After deliberation, the resolution was adopted.

VOTE: 6-0-0-0.

269 Columbus Avenue (West 73 Street – AG Kitchen Restaurant). Application is to legalize 3 interior lighted signs.

Presentation by Mary B. Dierickx, preservation consultant.

- The illuminated signs are long, thin rectangles mounted within transom windows on the north, west and south glass surfaces of the long-standing enclosed outdoor café that is an integral part of the restaurant space.
- Previous signage on this café included a canopy over the main entrance through the café, plus a tall metal arch on which a previous restaurant hung an illuminated sign of significantly greater height and width.
- The use of lighted signs within storefronts is typical in the surround area of Columbus Avenue, which is a restaurant-rich corridor. The Chase bank directly across Columbus Avenue has much larger internal signs that are illuminated.

Committee Comment:

- Concern as to whether the Zoning Resolution would permit internal illuminated signs.
A: The Department of Buildings will be responsible for determining whether the sign is consistent with Zoning.
- The signage is appropriate to the historic fabric of the District, as it is consistent with storefront illumination in a busy and competitive commercial zone, and draws attention to itself without overwhelming the residential aspects of the mixed-use buildings along this corridor.

Resolution to approve the legalization of the interior illuminated signs.

After deliberation, the resolution was adopted.

VOTE: 5-0-1-0.

270 West 73rd Street (Broadway – West End Avenue). Application for façade restoration, a rooftop stair bulkhead, and a 3-story full-width rear yard addition.

Presentation by Richard Allen and Fusay Koto, architects.

- Front façade:
 - The applicant will clean and repair the front façade surfaces, remove paint from the brick on the Parlor through 4th floors and from the rusticated stone below, and remove paint from and otherwise repair the stair and front stoop.
 - The windows will be replaced in kind (1:1 double-hung windows).
- Rooftop:
 - The only addition requested is a stair bulkhead for rooftop access.
 - While the applicant is installing an elevator, it will not run to the top floor and hence no rooftop elevator bulkhead is needed.
- Rear yard addition:
 - The proposal includes removing the existing 3-story L extension and replacing it with a 3-story full-width addition.

- The full-width addition would extend into the rear yard only 4' from the current main rear façade, and only 4' from the rear façade of the companion building to the west.
- The fenestration plan for the proposed addition includes steel window units fabricated by Optimum on the ground, parlor and second floors.
- The ground and second floor window units consist of 4 panels of tall, thin rectangles with transom-style glass panels below; the parlor floor window unit has a similar but taller set of rectangular glass panels with similarly proportioned transom windows above.
- The existing punched openings for a door and four windows on the 3rd and 4th floors would be retained, and new Marvin windows will be installed.
- The steel window units on the ground, parlor and second floors would be painted black. The fenestration units would be surrounded by brick to a width of 18" on either side, with a metal panel separating the units on the ground and parlor floors.

Committee Comment:

- The mullions separating the replacement windows on the front façade for the basement and parlor floors should echo the width of the mullions on the 3rd floor, both to be more consistent within the façade and to be more historically accurate.
- Suggestion that the paired 1:1 windows above the bay on the front façade have a masonry separation akin to that found on the fourth floor of the front façade.
- Concern that the masonry separation is not part of the original detail.

Resolution to approve as presented, with a strong recommendation to adjust the mullion width on the replacement basement and parlor floor windows in the front façade to be consistent with the 3rd floor window dimensions and the presumed original mullion width.

After deliberation, the resolution to approve was adopted.

VOTE: 6-0-0-0.

91 Central Park West (West 69th Street). Application concerning the leaded and stained glass windows and doors in the 16th floor and the 17th floor of Penthouse A, including its incorporated tower.

An application relating to this space was presented to the Committee at its February 9, 2017 meeting, resulting in a resolution to disapprove the proposal as presented. That resolution was adopted by the full Board on March 7, 2017.

The applicant significantly revised its plans in response to the Committee's comments and concerns, and the Committee took up the revised plans and proposals.

- The original application called for the replacement of the leaded glass found in the windows and doors that face Central Park and the terrace that wraps around this penthouse with clear glass.
- The previous application included the salvaging and re-incorporation of various stained glass medallions in the original windows into the new modern windows.
- Many of the panels within the leaded glass configuration were tinted a variety of shades, some with wispy designs visible.

- The new proposal retains the leaded muntins as well as the stained glass medallions, and replaces the frosted or colored glass with clear panes.
- One set of doors and transom with side panels would extend the height of the doors with clear glass panels, and shrink the height of the leaded glass transom above.
- A stained glass window with a pointed arch shape in the 17th floor tower will be retained and extended; a companion window that currently has clear glass will have stained glass designs to replicate and echo patterns from other stained glass windows in the apartment incorporated.

Committee Comments:

- The committee members appreciated the applicant's taking its concerns and comments to heart, and undertaking to revise its proposal to retain the historic fabric and character of the space as informed by its fenestration.
- The revised plans are appropriate and provide a reasonable balancing of retaining historic character with achieving modern and practical considerations of energy efficiency and light and air.

Motion to rescind the resolution adopted at full Board, and to approve the application as revised and re-presented.

After deliberation, the resolution was approved.

VOTE: 5-1-0-0.

Adjourned at 8:50 pm.

TRANSPORTATION COMMITTEE MEETING MINUTES

March 22, 2017

Meeting called to order at 7:05pm

Committee members **present:** Andrew Albert, Howard Yaruss, Marc Glazer, Lillian Moore, Richard Robbins, Suzanne Robotti, Dan Zweig. **Absent:** Isaac Booker, Ken Coughlin, Miki Fiegel.

1. Presentation by NYCDOT and NYCT on the new M79 SBS route.

Joe Chiarmonte NCY Transit, bus planning service (SBS) gave a detailed presentation on the proposed 79th Street select bus service.

Alison Bullock from DOT presented on street issues being addressed.

79th and Broadway is highlighted as a high accident location: left turns that cause cueing up in the middle of the intersection. On Broadway dedicated left turn bays (both north and south) and protected phase (green arrow). 79th Street, no left turns will be allowed. Northeast corner was a bus layover will be removed. Loading zone will be preserved.

Discussion of bus layover locations ensued.

79th and Columbus: heavy right turns and pedestrian traffic. Dedicated right turn bay on Columbus Ave, protected turn phase for cars, a no standing zone added to north side of 79th. Protected turn phase from 79th south and change signal timing to have protected turn phases and separate all way pedestrian phase.

81st and Columbus: No standing on 79th west of Columbus for length of turn bay, this will increase the width of the parking lane on the north side. On east of Columbus: No parking M-F 9a-5p to allow standing deliveries, pickups/drop-offs.

81st and CPW: SBS stop west of intersection. Any bus can use the bus lane. Bus layover locations are an issue. All school buses are gone by 1:30. Continue EB curbside bus lane to CPW 7a-7p M-F. North side: No parking 9a-5p M-F. Standing school buses from 9a-1:30p is a problem on both CPW and W 81st. Add bus layover space on east side of CPW 9a-2p M-F where parking is now.

Committee member questions:

Increased service on the M79? Anticipated 10% increase which will go to more buses.

Alternate side of the street parking on side streets? Yes.

Can the bus layover be moved to the SB side CPW? The buses would then be turning all rights rather than lefts?

What is the bus volume? Will be supplied after the meeting on request. The museum makes every effort to encourage subway use.

Andrew: Here are pieces that would need to be in the resolution

Approve the conversion to SBS, approve the intersection changes on 79th and b'way, 79th and Columbus and 81st and Columbus, and 81st and CPW, approve loading zones on north side of 81st, approve storage plan for buses, and approve layover bus plans.

Recommend that the bus storage lane be moved from NB to SB lane on CPW.

VOTE TO APPROVE: 7-0-0-0. NON-COMMITTEE VOTE 4-0-0-0

2. Request to rename West 94th Street between Columbus and Amsterdam Avenues, which is currently James Garst Way, in honor of James and his wife Voltarine (Rina) Garst.

VOTE TO APPROVE: 6-1-0-0. NON-COMMITTEE VOTE: 4-0-0-0

3. Proposed legislation "Street Vendor Modernization Act" (Intro #1303) to increase the number of food vendor licenses. Food carts on sidewalks only, not trucks. Presented by Monica Blum Lincoln Square BID, NYC BID Board member; Josh Bocien NYC BID Food vendors are any food-sales business on the sidewalk that has wheels and moves at the end of the day. Does not cover sales of any other products. The legislation would allow vendors to move into the sidewalk up to 3 feet. Presently they are supposed to be on the edge of the sidewalk. Food carts are required to be cleaned by commissaries every night. There are only five commissaries and no plan increase the number of commissaries if the cart permits are increased.

1. In the legislation siting is not addressed. Food vendors can go where they want to. Vendors believe that once they locate there, they own the site.
2. Does not designate an agency to manage and enforce. Allocates only 75 enforcement officers for all five boroughs. A minimum of 50 in each borough.
3. Permits are an asset. Sold years ago with no expiration therefore are rented/resold and not turned in.
4. Competition with brick and mortar (who pays all fees, taxes, employees, responsible for sidewalks that their vendor-competitor is on).

There could be a schematic identifying locations that are approved and filled and/or locations that are appropriate but not filled. Would benefit vendors in protecting their spot, restaurants to know who is legal, CBs in planning what's best for the community.

There needs to be a system of tracking rewarding and renewing permits. It needs to be clarified if the permit is transferable and/or if the permit holder is allowed to hire another person to run the location.

The departments of DCA, Health and Sanitation need to be involved and one needs to have lead responsibility.

Resolution to adopt and amend the MCB8 resolution.

VOTE: 7-0-0-0. NON-COMMITTEE VOTE: 4-0-0-0.

4. Update on the Central Park sidewalk restoration in the West 80's and the impact on the bike lane. Added to list as an urgent issue.

Penny will write a letter informing the Central Park Conservancy/ that the traffic configuration currently in place during sidewalk repairs on Central Park West poses very serious safety issues for pedestrians and cyclists and that the configuration be changed as soon as possible so as to address these safety issues and protect pedestrians and cyclists.

New Business

Marc raised the issue of bike racks at 83rd and CPW. His belief is that they are not being used. Andrew has asked the company Motivate to come to our meeting. They want to come when DOT comes. The meeting was adjourned at 9:14pm.