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THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD SIX  
211 EAST 43RD STREET, SUITE 1404  
NEW YORK, NY 10017

**Parks, Landmarks & Cultural Affairs Committee**  
**Tuesday November 7<sup>th</sup>, 2018, 7:00 PM**  
**433 1st Avenue (NYU College of Dentistry), Room 210**

**Meeting Minutes**

Present: Mark Thompson, Chair; Pamela Vassil, Vice Chair; Amelia Acosta; Rajesh Nayar; Gary Papush; Gene Santoro; Kathy Thompson; Ronnie White; Samuel Albert; Dean Stefanides

Excused: Martin Barrett; Matt Bondy; Adam Hartke; Aaron Humphrey; and Reshma Patel

Guests: Lou Sepersky, Manhattan Community Board (CB6) Member; Molly Hollister, CB6; Jack Collins, East End Hockey; Wesley Hamilton, NYC Department of Parks & Recreation (DPR); Ashley Kuenneke, Manhattan Outreach Coordinator, Partnerships for Parks; Savannah Crawford, presenter; David Silverman, presenter; Gabriel Feldman, presenter for 220 East 42<sup>nd</sup> Street (Agenda Item #3); Laura Renee Macri, presenter; Brian Lafferty, Borough President Gale Brewer; Albert Betesh, presenter for 78 Irving Place; Amanda Chin, presenter for 220 East 42<sup>nd</sup> Street (Agenda Item #1); Texer Nam, presenter for 220 East 42<sup>nd</sup> Street (Agenda Item #1); Eli Dvorkin; Center for an Urban Future; Brendan Birth, CB6 Staff

**Call to Order and Adoption of the Agenda/Previous Meeting's Minutes**

Chair Mark Thompson call the meeting to order at 7:03 PM.

A motion was made and approved to adopt the agenda.

A motion was made and approved to adopt the minutes from the October 2<sup>nd</sup>, 2018 meeting.

Chair Thompson remarked that this is his last meeting as Committee Chair. Pamela Vassil will be moving from Vice Chair to Chair of the Committee starting December 1<sup>st</sup>.

## Committee Business

*Agenda Item #1: Certificate of Appropriateness to modify the Daily News Building on 220 East 42<sup>nd</sup> Street, in order to include an Americans with Disabilities Act access ramp on the sidewalk on the 41<sup>st</sup> Street side of the Building*

The presentation was done by Texer Nam and Amanda Chin from the Architecture Work Office.

The applicant would like to install an external access ramp in accordance with the Americans with Disabilities Act (ADA) on the 41<sup>st</sup> Street side of the 1928 building, just off 2<sup>nd</sup> Avenue. The retail space on the 41<sup>st</sup> Street side is currently not accessible to those with disabilities, whereas the other retail spaces in the building are ADA accessible. The plan would create an external ramp at the existing 41<sup>st</sup> Street entrance. The raised portion of the retail space right on 2<sup>nd</sup> Avenue between 41<sup>st</sup> and 42<sup>nd</sup> Streets would not be accessible through this ramp but would still have ADA access on 2<sup>nd</sup> Avenue. The ramp would be around 40 inches in length on the sidewalk with a depth around 40.5 inches. There will be standard black iron railing alongside the external ramp. The floor of the ramp will match the sidewalk material and the wall against the ramp would match the exterior of building. Only Department of Buildings approval is required for this Certificate. The committee discussed this Certificate of Appropriateness, and Gary Papush made a motion of no objection for the Certificate of Appropriateness which Kathy Thompson seconded. The committee voted unanimously in support of no objection.

**VOTE:** 10 In favor 0 Opposed 0 Abstain 0 Not entitled

*Agenda Item #2: Certificate of Appropriateness to modify 78 Irving Place, in order to include a new chimney on the roof level serving a proposed new fireplace in the building's 7<sup>th</sup> floor apartment*

The presentation was done by Cicognani Kalla Architect PLLC.

The applicant is planning on building a new fireplace in the 7<sup>th</sup> floor apartment in the cooperative building located on the southeast corner of 19<sup>th</sup> Street and Irving Place. The new chimney will not be visible from the 19<sup>th</sup> Street and Irving Place side; slightly visible from the 18<sup>th</sup> Street and Irving Place side as well as slightly visible when heading west to east from the Park Avenue South and 19<sup>th</sup> Street. The chimney will be made of stucco to blend into the roof colors. The fireplace (manufactured by Moberg Fireplace) is being replaced in the apartment; this is why the new chimney is required. The chimney would sit on the residents-only accessible roof deck. The time of completion is 20-24 weeks and work will begin after the winter. The committee discussed this Certificate of Appropriateness, and Gary Papush made a motion of no objection for the Certificate of Appropriateness which Kathy Thompson seconded. The committee voted unanimously in support of no objection.

**VOTE:** 10 In favor 0 Opposed 0 Abstain 0 Not entitled

The architect will get to the CB6 board office the letter permitting the co-op to do the work.

*Agenda Item #3: Certificate of Appropriateness to modify 220 East 42<sup>nd</sup> Street, in order to include new commercial entrance and installation of awning for a new ambulatory diagnostic center*

The presentation was done by David Silverman from Loffredo Brooks Architects.

The applicant would like to make modifications to an entrance on 41<sup>st</sup> Street for the diagnostic center. The entrance would mimic the entrance of the Brazilian consulate about 20 feet down the block. The entrance would lead to a small landing and an elevator for tenant clients to access. Modifications would not alter the sidewalk. The committee discussed this Certificate of Appropriateness, and Gary Papush made a motion of no objection which Kathy Thompson seconded. The committee voted unanimously in support of no objection.

**VOTE:** 10 In favor 0 Opposed 0 Abstain 0 Not entitled

*Agenda Item #4: Presentation from Center for an Urban Future on their report “A New Leaf: Revitalizing New York City’s Aging Parks Infrastructure”*

The presentation was done by Eli Dvorkin, Editorial & Policy Director at the Center for an Urban Future (CUF).

CUF is an independent, non-partisan, nonprofit organization that researches smart and sustainable policies that reduce inequality, increase economic mobility, and grow the economy in New York City. CUF uses fact-based research to elevate important and often overlooked issues onto the radar of policymakers and advance practical solutions that strengthen New York and help all New Yorkers participate in the city’s rising prosperity.

The New Leaf report, funded by the Stavros Niarchos Foundation, focuses on the often overlooked, invisible infrastructure issues faced by our parks. These infrastructure issues include and are not limited to: retaining walls, bridges and drainage systems. The average age of New York City parks is 73 years old. Roughly 40 percent of the city’s pools were built before 1950, as were nearly half of the 53 recreation centers in parks citywide. Waterfront facilities in parks—piers, bulkheads, marinas, and docks—are, on average, 76 years old. The average city park last saw a major renovation in 1997. According to the best available data, 20 percent of parks citywide have not undergone a major infrastructure upgrade in 25 years. Since 1975, New York City has provided too little money for basic maintenance and too few staff—including plumbers, masons, and gardeners—to keep critical parks assets from deteriorating and mitigate problems before they grow. The staff peak for the Department of Parks and Recreation was 1975.

Parks outside of Manhattan have not seen renovations since 1998 whereas parks in Manhattan were last renovated in 2002.

Possible ways for New York City to pay for parks:

- 1) Make investment in New York City's aging parks infrastructure a priority for the de Blasio Administration's second term;
- 2) Fund a larger expense budget for the Parks Department;
- 3) Establish a sustained stream of capital funding for routine state of good repair investments;
- 4) Identify innovative revenue streams and new ways of capturing value from parks infrastructure;
- 5) Increase the revenue generated from parks concessions; and
- 6) Create a citywide parks conservancy to help fundraise for neighborhood park projects.

Possible ways for New York City to maintain parks:

- 1) Increase maintenance and operations staffing levels to support parks, playgrounds, gardens, horticulture, and other parks assets; and
- 2) Revamp the Parks Opportunity Program as an initiative to develop career pathways in green infrastructure.

Full report from CUF, titled "A New Leaf: Revitalizing New York City's Aging Parks Infrastructure": [https://nycfuture.org/pdf/CUF\\_A\\_New\\_Leaf\\_.pdf](https://nycfuture.org/pdf/CUF_A_New_Leaf_.pdf)

*Agenda Item #5: Report from the NYC Department of Parks and Recreation*

Wesley Hamilton from the NYC Department of Parks and Recreation (DPR) made his report.

Wesley introduced the committee to Ashley Kuenneke, Outreach Coordinator for Partnership for Parks. Ashley covers CB6 and Manhattan Community Board Eight. He discussed the success of "It's My Park Days" in October.

He mentioned that Glick Park is on schedule to reopen on July 2019.

CB6 member Lou Sepersky mentioned that the blue stone is deteriorating in Ralph Bunche Park. Wesley will send a team to inspect and possibly fill in with a coal patch.

Committee members also expressed to Wesley that the gate at Peter Detmold Park requires a proper lock.

### **Chair's Report**

Mark gave a farewell speech, as he's ending his time as the chair of the CB6 Parks, Landmarks & Cultural Affairs Committee. Additionally, he passed the torch for

leadership to Pamela Vassil, who will become the new chair of the CB6 Parks, Landmarks & Cultural Affairs Committee.

### **Old/New Business**

Pamela Vassil offered kind words and a cactus to Mark as thanks for running a wonderful committee. Pamela mentioned that members will organize among themselves a donation to Stuyvesant Park in Mark's honor.

### **Adjournment**

A motion was made and seconded for meeting to be adjourned. The meeting was adjourned at 8:28pm.

Minutes Submitted by: Rajesh C. Nayar