

Business Development Committee

Minutes, November 12, 2013

Committee Members Present: Anina Young (Chair), Richard Allman

Committee Members Excused: Ellen Ackerman, Jason Miller, Christopher Smith

Committee Members Absent: Ariel Ferreira, Rud Morales, Victor Santos, Luis Tejada

CB12 Staff Members Present:

CB12 Members Present:

Community Members Present:

Guest Speakers: Pedro Suarez, Account Manager, NYC Business Solutions, Washington Heights

A. Welcome & Opening Remarks by Anina Young

B. Pedro Suarez, Account Manager, NYC Business Solutions spoke about 10 Steps To Starting Your Own Business.

NYC Business Solutions is a program provided by the NYC Department of Small Business provides a variety of business services. Among them, but not limited to, are guidance in the licensing and permits process, financing assistance to businesses applying for small business loans, offering a variety of business courses in English, as well as in Spanish, screening of candidates and hiring assistance, time management solutions, and guidance on laws and regulations to opening a business.

C. New/Old Business

D. Meeting Adjourned at 8:20 pm.

Community Board 12 Manhattan
Minutes for the Housing and Human Services Committee Meeting (Corrected)
November 7th, 2013 at the New Board's Offices
Main Conference Room – 530 West 166th Street – 6th Floor

Committee Members Present (6): Richard Lewis [Chair], Alyce Smith, Ellen Kackmann, Lorena Jimenez-Castro, and Jay Mazur. **Committee Members Absent (2)*:** Excused Absences (Total) - Ayisha Oglivie (1) Unexcused Absences (Total): Christina Burgess (4) [Public Member].

Board Members (2): George Fernandez and Obie Bing.

Guests (8): Stephen Shapiro (CITADEL Realty Corp), Desmond Smith (President, SECURE WATCH 24), Sgt Felix Cruz (33rd Precinct – NYPD), Ms Sandrine Fermino (NYC District Attorney Office) Erica Strang, (CUCS), Amy Grostheimer (CUCS), Ricco Cox (Project Renewal and the Ft. Washington Men's Shelter), and Ms Fior Sosa (Project Renewal and the Fort Washington Men's Shelter).

Public (5): Robert R. Fitison, Mike Gonzales (SW24), David Hyman, Jean Warner, and Marie De La Cruz.

Staff: Paola M. Garcia.

*Mr. Angelo Ortiz, Asst. Chair HHS Committee resigned from the Board effective October 31st, 2013. The HHS Chair requested the Board's Chair on the need to quickly fill this vacancy.

Welcome, Opening Remarks, and the Agenda. Richard Lewis as Chair called the meeting to order at 7:20 pm. Board Members introduced themselves as did the public and guests assembled. A quorum was present during the entire meeting. Topics for tonight's agenda were outlined. The chair gave some recent housing news and updates: A booklet on tenants rights and how to use them is being prepared by the Affordable Housing Task force where CB 12 is a member as part of an educational campaign and will be distributed on at four subway stations in CD12 on Saturday, November 9th. It is written in English and Spanish. It will be made available at the next HHS Committee meeting.

The Furman Center issued a new report "The #NYChousing series" It identifies 10 key affordable housing issues that will confront the next mayor of New York City. For further information and downloads see: <http://furmancenter.org/nychousing/10issues>

The capital and expense budget that our HHS Committee had worked on, drafted, and ranked was presented by the chair at the public hearing for full board ranking and public comments. The results will be given at the next HHS Committee meeting.

There is a major series of meetings scheduled on issues that affect the governance of our city for the next administration and an opportunity for the public to participate in them. **Talking Transitions** series of open meetings are scheduled from this week to November 23rd. "Talking Transition is an open conversation about the future of New York City. Over these two weeks, New Yorkers can come together online, in the streets, and in a pop-up tent on Canal Street to help shape the transition to a new mayor." They are very well organized for this type of mass participation. Sponsors include the Atlantic Philanthropies, the Brooklyn Community Foundation, the Ford Foundation, the NY Community Trust, the New York Foundation, The NY Women's Foundation, the North Star Fund, the Open Society Foundations, the Charles R. Revson Foundation, and the Rockefeller Brothers Fund. For information and the entire schedule visit: <http://talkingtransitionnyc.com/>, The series can also be viewed on Livestream © <http://new.livestream.com/talkingtransition/NYC>

The following presentations were given at tonight's meeting: A presentation on "Tax Benefits' for the State of Art of Video Surveillance in Residential Buildings" and a presentation on the "Homeless and the Fort Washington Men's Shelter." To supplement these discussions source materials selected by the chair were given out>

- **Surveillance Equipment in Your Building - By Lucas A. Ferrara, Esq.**
<http://cooperator.com/articles/1165/1/Surveillance-Equipment-in-Your-Building/Page1.html>
- **Article 250 - NY Penal Law Part 3 › Title N** <http://ypdcrime.com/penal.law/article250.htm>
- **Police Won't Run Brooklyn Watch Program - Volunteers Will Run \$1 Million Plan Named for Leiby Kletzky- By Naomi Zeveloff** <http://forward.com/articles/156801/police-wont-run-brooklyn-watch-program/>
- **NEW YORK CITY HOMELESSNESS - The Basic Facts**
http://coalhome.3cdn.net/613136680a058e331f_k7m6bn78o.pdf
- **WaHi Tenants Left Without Gas for 5 Months to Get Service Back, Pol Says By Nigel Chiwaya**
<http://www.dnainfo.com/new-york/20131023/washington-heights/wahi-tenants-left-without-gas-for-5-months-get-service-back-pol-says>

No vendor materials were submitted. A special flyer announcing the meeting was prepared and e-blasted.

Introduction. The discussion on tax incentives and video surveillance in residential buildings only was initiated by a local landlord at a meeting of landlords and managing agents sponsored by the NY County District Attorney's Office in September. DA Cyrus Vance, Jr. and his staff were present.. We afforded that landlord, Mr. Stephen Shapiro the opportunity to come to the HHS Committee and make his case and with the support of other stakeholders. The presentation on the homeless and the Fort Washington Men's Shelter grew out of community concerns over a perceived increase in new homeless individuals seen in the community and the need for CB12M to have better communication and outreach with Project Renewal, the prime service contactor for NYC DHS at this shelter.

Presentation by Mr. Stephen Shapiro – Citadel Real Properties, Inc. Landlord of 550 Audubon Avenue near West 193rd Street – a 46 unit building [B/L 2161/50]. Mr. Shapiro began his discussion with a statement that he was a survivor of the NYC Marathon and completed it in some 7 hours. He stated that there were cumulative incidences of vandalism, and property damage in the aforesaid building. Out of frustration and despite the fact that he did "not believe in prying into other people's lives" he installed video cameras in the building and other strategic areas. Overnight these incidences stopped and the tenants thanked him because they now felt safe and secure. The point here is that video cameras reduce incidences. What does that means:

- Landlords can feel that their buildings are not going to be repeatedly damaged as much and continue to cost money.
- The NYPD does not have to use their limited resources on property matters and can better use them in other areas of crime prevention and public safety.
- And although problems may be somewhat abated cameras provide the opportunity to handle some of these situations better and offer a chance to identify just might be happening.

Mr. Shapiro alluded to the model that Con Edison uses to promote energy efficiency on heating, electrical controls, LED or CFL Lighting where they give money back to property owners and companies as an incentive to upgrade their building or facility plants. They do it to save money themselves so that don't have to build more power plants or buy power at higher costs. Cameras reduce incidences and make others

more manageable. The technology works and it getting better and cheaper. Mr. Shapiro thinks this is the right thing to do and a "win-win" situation for all stake holders.

Concluding this overview Mr. Shapiro answered several questions:

Q&A

Can video surveillance be used now as part of a capital improvement cost for general tax purposes?

Like most property owners he does CAP EX (capital expenditures) every year. There may be no compelling reason for an owner to put in an expensive video surveillance system for \$20,000 to \$30,000. Be mindful that such a system would take that resource away from something else in the building that could be installed or is in need of repair. The point is that cameras are not a high priority for most owners. Things like energy efficiency may be more important where an owner can get a direct return for dollars spent. For example: the expense for a better roof where they don't have to spend money for repairs of repeated leaks, windows and weatherproofing to conserve heat and the fuel expense for sustaining it. When you bring up a discussion of the need for cameras it always is at the bottom of the list. It's not a CAP EX project that many owners put as number one. So there is a need for some kind of incentive here such as a tax incentive or credit.

How would a brownstone owner get this tax incentive?

You simply put in the cameras, connect them to a system or a PC, keep receipts or invoices, and deduct it from your tax bill.

What if a tax credit is allowed for these purposes - is there another way a property owner can still get an MCI?

If there is a tax credit there should not be an MCI (a major capital improvement is a rent increase for a building wide improvement). "That's a good thing for tenants. Why should tenants have to pay to be watched? Rents are already going up and tenant income is not keeping up. An MCI places a further burden on tenants!"

As a building owner Mr. Shapiro would rather want to recoup his investment in a short time. It takes too long to obtain DHCR approval for an MCI (two to three years) and the rent can only be increased by 6 percent/year, given no lease renewals. An additional problem is that these cameras and their systems will require maintenance sometime in their life span as these MCI last for impurpituity. So it poses a risk of a possible rent reduction if they are found not working according to spec. The better solution and incentive is a tax credit. An MCI will only get tenants upset and you will never going to collect your costs until several years. (Note: Mt. Shapiro mistaken used the figure 1/60th of the cost rather than the 6% cap he should have mentioned in his analysis. The former figure is used for is only for IPI (individual apartment improvements) not MCI's. It should be noted that when property owners are given weatherization tax credits the DHCR did not allow properly owners a MCI. The DHCR also reduces MCI charges for other tax credits such as for the J-51Tax Program. Finally, the DHCR may also disallow wiring costs and other surveillance system add-ons as well. So it's a risky strategy to apply video surveillance to MCI requests.

Are there some hidden costs and the possibilities for abuses on these tax credits?

Since there will be some savings for using the Police Department less there is a chance that installation of these cameras will be revenue neutral. There is also a tremendous hidden cost on vandalism. There is a hidden cost when people feel secure. There is a hidden cost when women or men come home and feel they maybe assaulted or robbed late at night. Mr. Shapiro did not have actual cost figures or numbers, but he

recommends putting caps on all the major components of a video surveillance system so that no one takes advantage of overbilling or installing cameras that don't work. There can be abuses in any system, but some kind of controls, audits or preconditions can be established.

Would you be receptive having a pilot program to our community district to see if it works?

Mr. Shapiro said "yes and if successful expand it."

Presentation by Sgt Felix Cruz (33rd Precinct – NYPD). As a patrol officer Sgt Cruz began his discussion on narcotics in Washington Heights and how cameras act as a deterrent and a useful tool in apprehending criminals and their successful prosecution in court. He supports efforts of a pilot program in CB 12. He gave several examples in his experience about installing cameras only to have drug dealers move away from that particular building to another location. The 33rd Precinct has used cameras to obtain search warrants and recently with the help of Con Edison to make arrests and closed down an area in a neighborhood building that was growing and farming marijuana plants.

Presentation by Ms Sandrine Fermino – Community Affairs Coordinator –NY County DA's Office. Ms Fermino began her discussion on her experience working in the DA's Office. When she started working in the DA's Office she was assigned to cover the Central Park West, Upper Westside, and Washington Heights areas. She immediately noticed that the bulk of her work (calls and written complaints from tenants and landlords) came from Washington Heights and the most persistent problem was drugs. She works with Ray Cabrera, an Assistant DA. So with such a heavy caseload they decided to hold a pilot program with a small group of landlords in the 33rd precinct to see if they could develop strategies to combat drugs in the area. It worked and so they expanded the program to cover all of Washington Heights. She held a forum with some twenty five (25) massaging agents and landlords, who cover some 10,000 building city wide and some 700 in Washington Heights. One of the most common issues is cameras and tenants asking her to put in cameras. The best she can do is to make a suggestion to these property owners.

The try to encourage the use of these devices to repel criminals from hanging out in the front of the building. The DA can go to the footage instead of asking a reluctant tenant or the super to testify in court. Not too many people would want to testify against a felon, particularly if that person lives in the building.

They also use the Trespass Affidavit Program (TAP) as a crime prevention tool. The building owner or a tenant can request to be in the program and a tenant or resident roster is then submitted. The precinct is given two keys. The TAP allows the police to go up and down the building (so called verticals) if someone does not belong in the building after rigorous questioning that person may be subject to arrest. There are some 1,000 buildings in Washington Heights that are registered in the program. It is important that an official sign be displayed with the TAP message be posted in the front of the building and in English and in Spanish. That way no one can use the excuse that they did not see the sign. One of the reasons for the TAP is that in the past the building superintendent would ask these questions about who did and did not belong in the building. But nowadays very few if any supers want to get involve. Some 75% of drug sales occur outside buildings and their perimeters. She feels the DA's Office would support the concept of a tax incentive to get cameras since tenants constantly call for them to be installed.

Presentation by Mr. Desmond Smith (President - SECURE WATCH 24). Mr. Smith's background is in law enforcement. He was a Detective for twenty five (25) years. He lived in three of the five boroughs and worked in four of them. During that time he never saw a camera that worked according to spec. Mr. Smith company has some 35,000 cameras in this region and the company operates in thirty five (35) states. This is

the largest privately owned security camera network in the country. There were two s in the building of for his company: to make sure cameras work and if an incident occurred to make sure the video got out

He recounted a story that one day he happened to use the word slumlord about a client. In some cases this is an inappropriate label since it does not make sense in his opinion when you realize that this property owner owns a \$15 Million building—would you let it become run down? The problem could very well be something like this scenario. Every day and every week the front door is damaged and to fix it that owner must pay a locksmith \$400 each time. After a certain point that owner just may give up. Then, on top of that tenants are hesitant to come into the building because they are afraid They may move out. So you start to lose your rent roll on your apartment and the building is worth less. Sometime it's just one or two residents that are causing the problem. So, video surveillance might help in the public areas of the building.

His company has grown since its inception where it was just a manual operation handling over photos to the NYPD. They have developed signs along with their video systems and software to deter crime. They recently started the CSI Program (Citywide Safe Imitative) with the NYPD. This is the first private sector government corroboration in security. Cameras in their buildings now become a force multiplier. Law enforcement, first responders (FDNY and OEM) all have access to a building or property in the event of an emergency. The Supreme Court of the United States has not made one single ruling or heard a case on video surveillance in public residential spaces. There is only one and it is related to Fourth Amendment rights: A video surveillance device can be put anywhere where there is a reasonable expectation of privacy. Secure Watch is multitasking in some 25,000 buildings in the NYC area. And the cost per building is only \$35/month There is heavy security and tracking of users. through their NOC (Network Operating Center), There are only four legitimate reasons for using this software: property management, building maintenance, security and investigations.

CSI has been vetted by Commissioner Kelly's Office for some eighteen months. It's a real time crime center. The procurement process for ARGUS Camera is lengthy. And the cost is some \$90,000. Secure Watch has brought this cost down to \$25,000 and less procurement time.

Q&A.

Why was NYCHA so late in acquiring video surveillance systems?

NYCHA chairman John Rhea did not believe in video surveillance – he believed in access control cards. Cameras are a witness when a witness s to be witness or testify.

Presentation by Erica Strang, (CUCS), Street-to-Home Program. This program began in 2007 and the coverage area is North of 110th Street. Their work consist of transitioning a homeless population from the shelter who have spent nine months or so on the streets They need to connect with landlords to get this type of housing - housing where the needs are small with less restrictions than shelters. And also there is a need to get them into safe haven.,

Presentation by Ricco Cox (Project Renewal and the Ft. Washington Men's Shelter). Mr. Cox gave an overview of the Fort Washington Men's Shelter and Project Renewal. They are contracted by the Department of Homeless Services (DHS). The shelter they operate is a 200 bed shelter. Previously, they had 1,200 beds when they had use of the Armory's main floor upstairs. They are a mental health shelter All of their clients have an Axis I disorder or other types of mental health issues. (Note: Axis I:includes major mental disorders, developmental disorders and learning disabilities. Common Axis I disorders include depression, anxiety disorders, bipolar disorder, ADHD, and schizophrenia.).

Unfortunately, 70% of them are diagnosed with substance abuse as well. This makes them co morbid. The short term goal is to provide them with food and shelter. The long term goal is to provide them with housing. That's what DHS grades them on.

Thus displacement or moving clients out of the shelter and into housing with the government subsidizes is a priority. If they have no issues Project Renewal tends to use supportive housing where there are also subsidies. CUCS helps them often.

In term so assessing housing every one of their clients gets psychological evaluations and a physical on site. When they are placed in homes Project Renewal stays with them for six months to insure they stay there and are taking their meds.

Q&A

There has been a large influx of homeless people in our community and some of them tie their carts on scaffolds and this has resulted in fines. What can be done about these problems?

The sudden increase may mean the Project Renewal is doing a great job and they want o come back. Mr. Cox stated that Project Renewal does not condone their actions, but try to remember that they have serious mental problems and substance abuse. They are bedeviled by drugs, have hard times and are frustrated. There is also a K2 problem out there where \$3.00 can get you fifteen cigarettes. Project Renewal does not have enforcement powers and their only mandate is to is to provide shelter and housing and remove their clients them for the street.

There have been reports of murders in the shelter and that the average stay is some 14 months. Could you give us some data on that?

Homelessness has skyrocketed. There are some 52,000 cases now in the city. He doesn't have that average stay , but I will get that to you. These people have perennial problems and felony records. An ex-con comes out of jail and goes to the shelter. Some of their clients do the right thing and try to get job training or a job. Others do not. So you don't see them. There are also clients who are undocumented or sex offenders. For ex-cons and people with dual histories what landlord would take them?

There also seems to be an increase of homeless on the subways – how is his handled?

This handled by BRC MTA Connections http://www.brc.org/index.php?popup_display=true&popup=mta

What kind of postal mail service to do you have so that clients have a physical address?

They have a physical address a t 651 West 168th Street. Mail for 200 beds is put in cubicles. A case manager would handle the mail for those who have cognitive dysfunction. Some clients when they get their checks in the mail leave for several days, but when those beds become available they are filled. They usually stay out as long as the money lasts. DHS must be notified about any vacant beds.

Committee discussion. The committee discussed a possible resolution on tax abatements and video surveillance and it was decided to have a draft prepared for the next meeting for further discussion. The chair thanked all of our guests for coming and making a presentation.

Meeting adjourned at 9:15PM

Respectfully submitted by,

Richard Lewis, Chair HHS Committee

(with assistance by Alyce Smith)

November 7th, 2013

LAND USE COMMITTEE - MEETING MINUTES

November 6, 2013

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
James Berlin
Dulce Bueno
Tamara Rivera
Jason Miller
Isaiah Bing
Steve Simon

Committee Members Absent

Board Members Present

Elizabeth Lehman

Public Member Present

Vivian Ducat

Public Member Absent

Staff: Debra Blow

Guests: Kevin Daly- Walter Melvin Architects, Laura Scognamiglio, - Metropolitan Museum of Art, Tom Javits- Metropolitan Museum of Art, Gerard A Rangel- Metropolitan Museum of Art, Shadawn Smith- Metropolitan Museum of Art, Griffith Mann- Metropolitan Museum of Art, Rita Gorman-Northern Manhattan, Jesse Such-Intern Planning Fellow

1. The Meeting was called to order at 7:10 PM. Land Use Committee ("Land Use" or the "Committee") Chair Wayne Benjamin began the meeting by welcoming committee members, board members, public members and guests. He advised that the SoBro hearing was moved to December due to an insufficient amount of public notice for the BSA application public hearing. Mr. Benjamin introduced Jesse Such, taking on the role as planning fellow for the duration of one year.
2. Kevin Daly of Walter B. Melvin Architects made a presentation to the Committee concerning the Cloisters Museum (the "Cloisters") Boppard Stairwell Stained Glass Protective Glazing project (the "Project"). The Projects consist of the installation of a panel of stained glass from the museum's collection in a single existing exterior opening in the wall of the Cloisters that is framed with medieval stonework. The opening is located in a stairwell that connects gallery spaces on two levels of the Cloisters. When the museum was originally constructed, in the 1930, medieval stained glass was located in the exterior wall opening but it was unprotected from the elements and over time became deteriorated beyond the point of restoration. It was replaced with clear plexi-glass. . Mr. Daly explained that the scope of the Project included removing the plexi-glass. Making certain modifications to the exterior opening to accommodate a new protective insulated glazing and installing a panel of stained glass window from the Cloister's collection, with a new diamond pattern surround, on the interior in a manner that allows air to circulate around it to prevent the build-up of condensation and to isolates it from the exterior thermal conditions. The proposed work would allow the Cloisters to display the medieval stained glass with natural light behind it, the way it was intended to be viewed and experienced. Also, the addition of the protective glazing will allow the museum to change and display other medieval stained glass art work from their collection.

Since the Cloisters is a historic landmark the work proposed must be approved by the Landmarks Preservation Commission (LPC). Mr. Daly advised that the project is calendared for LPC's December 10th meeting.

A motion was made by Obie Bing and seconded by Jason Miller in support of the Boppard Stairwell Stained Glass Protective Glazing project. **The motion passed based on the following votes.**

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
Committee Members:	7	0	0
Board Members:	1	0	0
Members of the Public:	2	0	0

3. Jesse Such, the new planning fellow from Pratt Institute made an introduction and discussed his interest in working in Washington Heights and Inwod. . He mentioned his interest in Columbia University's impact on the area as well as the invisible divide between East of Broadway and West of Broadway. The Chairman discussed the importance of focusing on the contextual zoning district as a whole from end to end as oppose to specific areas. A discussion then took place on reviewing the current zoning specifically R7-2 which will allow a building as of right to be constructed out of character from the neighborhood. Mr. Benjamin recommended that Mr. Such review the recent rezoning of West Harlem as well as the planning study undertaken by Community Board 12 and City College.
4. After further discussion the Meeting adjourned at 8:25 PM.

Respectfully submitted by Jason Miller and Wayne Benjamin

CB12M-Youth and Education Committee

November 12, 2013

Location: Meeting Location: George Washington H.S- Auditorium- 564 Audubon Ave, NYC 10040

Committee Members Present: Fe Florimón, Chair; Chris Smith, Asst. Chair; María Luna; Manny De los Santos; Lorena Jiménez Castro; Ayisha Oglivie;

Committee Members Excuse: Alyce Smith

CB12 Members: George Fernandez, Chair of the Board; Luis Tejada

Committee Public Members: Shaun Abreu, Student at Columbia University

The Chair Fe Florimón opened the meeting at 7:35PM.

Members of the committee introduced themselves. The Chair recognized the newly appointed community member of the committee before she introduced numerous special members of the community who were in attendance.

Open issues:

- ✓ The main topic on the agenda for the evening was the co-location of public schools. Different perspectives on this issue were presented. Chair of CB12M –CB12 has not adopted a position at this time. The distinction was made that we focus on the impact of co-location on the education of our children and that this is not the same as a discussion around charter schools. Broader actions taken within the city was reviewed.
- ✓ Chair of Y&EC- She reviewed her experience including the fact that so often the opinion of community members is not reflected in the final decisions on co-locations. She also highlighted how some types of co-locations have inherent incompatibilities between the schools that are proposed to be co-located. Basic parameters of the discussion were reviewed including placing it in the context of the longer discussion that Y&EC has had in this issue.
- ✓ Assemblywoman Gabriela Rosa- She highlighted the increased number of co-locations that has come during the current mayoral administration. She highlighted the impact on co-location on this community, from a mothers' perspective. She expressed general opposition to co-location.

Community Input:

- ⇒ There are some examples of good co-location with public schools in public schools
- ⇒ Open space can be the result for closing of specialized rooms for curricular areas such as art, music and gym
- ⇒ There is a perception that most of the co-locations involve schools that are not doing well, but this is not exclusively so
- ⇒ Administrations in a co-located situation do not always see eye to eye

CB12M-Youth and Education Committee

November 12, 2013

- ⇒ There can be problems of students from different schools interacting with each other, especially if these are serving different age groups.
- ⇒ Numbers in schools can be manipulated to artificially create space in schools and which also result in the reduction of specialized programs in schools being “groomed” for co-location
- ⇒ Central administrators do not see the impact of the decisions to co-locate
- ⇒ In recent meetings, parents indicated that most do not know what co-location is
- ⇒ KIPP and 115 schools were cited as an example where co-location is working well
- ⇒ Regular meeting of representatives (including parent representative) may be a key element in a co-location setting
- ⇒ There are related issues that impact educational quality; crowding to or over capacity, differing administrations setting different priorities, other pedagogical issues in the systems
- ⇒ Issues of special education co-location
- ⇒ Questions about what environment will be conducive to students for learning
- ⇒ Issues raised as to whether the buildings are designed to be used by multiple school in their design
- ⇒ New high schools (9th-14th grade) in IS 52 would set it up for failure even if the high school was a good idea for the community and does not take into account special rooms that exists in the current IS52 setup and subsequent loss of special programs
- ⇒ Safety is an issue in co-locations based on arrivals/dismissals, age differences, different processes, logistics
- ⇒ Concerns around impact on ability for schools to be community schools as highly used sites within the community, especially as philosophies and understanding of their community differs
- ⇒ Co-locations have a habit of pitting parents against parents
- ⇒ Different resources create fractures within buildings where schools operate from different bases
- ⇒ Concern about how approvals of co-location occur even in the midst of large public statements made against it in public hearings
- ⇒ A co-located charter school principal spoke of the key of building council meetings and about openness to learning from each other
- ⇒ Collaboration and collegiality can enable additional things to occur to benefit the students in a building
- ⇒ It was reported that 92% of co-location do not involve charter schools
- ⇒ Concern was raised that perhaps the real question to ask is what makes successful co-location and when should it be encouraged
- ⇒ Geography of buildings also impact on the ability of schools to work out co-location
- ⇒ There is a questions as to how many schools will be able to have their own space
- ⇒ When there is co-located school, there are limitations placed on good schools from expanding what they are doing
- ⇒ Suggestion that community needs to be truly engaged before co-location and all the schools involved should play by the same rules

CB12M-Youth and Education Committee

November 12, 2013

- ⇒ Data about impact of co-location seems to be lacking
- ⇒ There were reports of paternalistic responses from the Department of Education about parents requests for what they would like to have co-located in an existing school
- ⇒ The question was raised as to why we allow parents to speak if what they say will have no impact on the outcome
- ⇒ An out of district positive model of co-location with differing grades and intentional collaboration was shared
- ⇒ How can good practices not be thrown out with the bath water of bad practices of co-location

The Assistant Chair took the chair

The Committee discussed the testimony that has been heard including that the negative examples of co-location seem to far outnumber the good examples and the disproportionate impact must be considered. Another number was concerned about whether the committee is ready to move forward. The history of loss of parental influence in education was explored along with a history of not building schools within the community and city. Committee members reported struggling between the difference of particular co-locations and the general topic of co-location

A proposed resolution to require any current plan of co-location at any school in district 6 to be halted until appropriate input is provide. **Upon roll call vote the following voted as:**

COMMITTEE MEMBER(S)	BOARD MEMBER(S)	PUBLIC MEMEBR (S)
Yes 6		7
No		3
Abstain		1

Under new/old business the following items were discussed:

- ✓ Teens On Board Forum that the committee supported still requires more community boars to pass resolutions of support to advance the issue
- ✓ The issue of lack of youth participation in the community was raised. The suggestion was to involve school's student leadership, particularly in the Saturday mornings. Members of the public report that there are difficulties organizing student government in their schools
- ✓ The committee will introduce high school students in an event related to scholarship opportunity and will have applications available.
- ✓ Upcoming events announcements were made by those present
- ✓ Assistant Chair reminded those present of upcoming meetings

. **Adjournment: 9:56PM**

**CB12 Traffic and Transportation committee
Minutes from 11/4/13**

Attendance

Committee:

Present - Yosef Kalinsky, Anita Barberis, James Berlin, Edith Prentiss, Maceo Raysor

CB12 members – Michael Diaz, Ariel Ferreira, Elizabeth Lorris-Ritter, Maria Luna, Anina Young

Public: Mena Patel-NYC DOT, Mohammad Haque-NYC DDC, Krishna Reddy-NYC DDC, Juliette

Vaiuriu, Mary Hallinan, Brad Aaron, Daniel and Selenia Clemens, John Owens, Martin Collins,

Elisabeth Wooton-NYC DOT, Terra Issree-NYC DOT, Leah Holzel, Naim Rasheed, John Macleod,

Jonathan Rabinowitz, Nigel Chivaya, Jose Blanco, Micheline Herpe, Julia Valette, H. Juan Park-NYC

DOT, Kim Motier, Yokarina Duarte-CM Rodriguez, Ben Simaff, Katherine O'Sullivan, Didren

Payampi.

The meeting began at 7:10pm with opening remarks from the Chair, introduction of committee members and acknowledgement of officials, representatives and in particular, Margaret Forgione the Manhattan DOT Commissioner.

The first item on the agenda was a presentation by Mr. Machada of DOT. The main objective of the proposal is to protect pedestrians. Here are a few examples from the discussion: Question: What will the impact be on traffic? Answer: Minimum. Turning traffic will be provided with alternate routes. Question: During what period of time was the data collected? Answer.: 2012 Question: What about the La Marina traffic? Answer: This is not part of the current plan but is under consideration. Question: Will diverted traffic cause a backlog in the residential areas? Answer: The areas will not be impacted because the amount of additional traffic is very low.

Concerns were express about the double parking problem, pavement markings and signs for Nagle and Sherman, and congestion on Seaman Ave from La Marina. DOT responded that they will do pavement markings and signs, and will speak to NYPD regard to violations.

Additional suggestions included signal timing changes, the request for more specific alternate routing information on the "no left turn ahead" signs, and the addition of traffic violation cameras. Other comments included: that bus traffic jams are caused by double parking, baby strollers need increased time in intersections. The discussion repeatedly returned to the intolerable traffic conditions at the western end of Dyckman Street, even though this was not a design parameter for the proposed plan.

Vote. 5 yes (Board)
 2 yes 1 no
 Community vote 15 yes and 10 no

Note on timeline: (the improvement will start in Spring 2014)

The next item on the agenda was a presentation by Sharon concerning the intersection of Broadway, Nagle Avenue Hillside Avenue and Bennett avenue. Reference was made to Sherman Creek traffic studies done in 2010 and 2011. This will be a DDC capital project with a final design occurring early in 2014 and in the implementation started by the fall of 2014.

Ms. Westman Goodman explained current conditions. The proposal includes concrete sidewalk extensions that will shorten the distance of pedestrian crossings, closing an uncontrolled slip lane, making turns geometrically more of a right angle which is safer, and making it clearer to cars how they should move through the intersection. Eight parking spaces will be added. Left turns from southbound Broadway 2 Hillside Ave. would no longer be allowed. Residents indicated they would like the DOT to look at a slip turn at Broadway and Nagle, and expressed concern about the additional volume of traffic that would likely be added to Hillside Avenue, a very narrow street, that has been the site of several recent motor vehicle accidents. Josh Orzeck indicated he would get back to us in six months concerning the issues on Hillside Avenue. The committee indicated, that moving a stop line in the proposed plan for northbound traffic on Broadway, further south, would decrease the attractiveness of Hillside Avenue as a diversion, and thus not exacerbate the current situation there. DOT agreed to study this modification in their plan.

The final item addressed at the meeting, was a proposal for a Green Streets type project at a narrow triangle at the intersection of Nagle Avenue and Broadway. Although the proposal was generally considered an excellent idea, the proponent, Mr. Thom expressed great frustration in actually getting it implemented. The green streets program, which would normally help fund such a project, is currently out of funds. An alternative is the DOT Plaza program, but such plazas require dedicated support groups tasked with their upkeep. It was suggested that Columbia University, whose Bakers Field facility is in the immediate vicinity, might be a good candidate to be such a sponsor.

The two final agenda items, were postponed until the next meeting.

Community Board 12 Parks and Cultural Affairs Committee

Minutes Tuesday, October 1st, 2013

Committee Members Present: Chris O'Sullivan, David Kach, Richard Lewis, Mitchell Glenn, Karen Arthur, Juan Mejia, Zead Ramadan

Committee Members Excused:

Committee Members Absent: Lorenzo McGougan, Ulises Noboa

CB12 Members Present:

Community Members Present: Omar Nunez, Jennifer Hoppa, Jan Ransom, Osi Kaminer, Kevin McKin, Chris Kelly

A. Welcome and Opening Remarks: David Kach, Acting Chair, called the meeting to order at 7:25 pm.

B. Update from Jennifer Hoppa

Wright Brothers playground - 156th Street & St Nicholas Avenue. New asphalt has been laid and the DDC has given updates to the PS 28 principal. A site visit will be scheduled for later this week or next. A lengthy discussion ensued with Richard Lewis raising the following issues:

- Lack of accountability, no contact with the principal, Awilda Baez.
- Basketball rims must be installed.
- Families are complaining about the extended delays.
- Lapse of supervision by Parks Dept. over the summer - Jennifer Hoppa asserted that the contractor does the work as he is paid and the City and contractor have been in a dispute. She will contact the Principal to assess the situation.

Over the next two years, the school building itself will be under construction, and aluminum panels on the façade will be removed. Richard Lewis expressed concern about tree damage. Ms. Hoppa responded that there are standard tree protection procedures that will be used.

John T Brush Staircase. Progress is being made on the renovation of these stairs at West 157th Street between Edgecombe and Harlem River Driveway, and work is nearing completion. Spotlights will be placed at the top and bottom of the stairs by DOT. Richard Lewis suggested that call boxes be placed at the top and bottom of the staircase.

Other Notes

- Enclosure of the central area of the Highbridge Recreation Center is progressing as planned.
- Ft. Washington Park Greenway work is advancing, with lighting to be the next step. The entire project is slated for completion next month.
- Highbridge Park. The Parks Dept. is overseeing the development of a \$15 million skate park at the northern end of the park. Work is proceeding.
- Hurricane Sandy damaged the Muscota Marsh project. It suffered a significant setback, but should open by the end of 2013. While Columbia University will maintain and operate the site, the park will be open to all. The pier will be accessible to permit holders.
- There was a discussion about a Parks & Equestrian club at Sherman Creek. A design competition is being launched (\$900,000 prize) to generate ideas from schools.
- Assemblyman Denny Farrell has secured \$20 million to provide an additional ADA compliant access point into Fort Washington Park at 155th Street.
- A question was brought up as to the disappearance of the tree at 157th Street and Broadway. It appeared to be sawed down but no one knows why.
- Ms. Hoppa reported that the ecology in Ft. Tryon park is improving and the eagles are back.

Annual Budget Prioritization

The committee then reviewed the Parks capital and expense items in the FY14 Budget. Items were added and then we prioritized the list for presentation to the Board at the Executive Committee meeting that will follow.

In the course of the discussion, Jennifer Hoppa let us know about money already allocated for some of our priorities. Specifically:

- \$350,000 has been allocated to Dyckman Marina Eco-Dock
- \$742,000 allocated to the Highbridge Water Tower

The meeting was adjourned at 8:45pm.

Minutes respectfully submitted by Karen J. Arthur with help from the team.

###

Parks and Cultural Affairs Meeting
November 12, 2013
Minutes

Committee Members Present

Mitch Glenn (Chair)
Karen Arthur
Richard Lewis
Chris O'Sullivan
Liz Lorris Ritter

Committee Members Excused:

Committee Members Absent:

Juan Mejia
Zead Ramadan
Lorenzo McGougan
Ulises Noboa

Community Members Present:

Jennifer Hoppa & Lauren Standke, Parks Department
Altagracia Deilone Levat & Eddie Silvarro, Alianza Dominicana Cultural Center
Ty Jones & Kelly Burdick, Classical Theatre of Harlem
Ivan Frankel, Inwood Canoe Club
Craig Borchardt
[OTHERS]

Mitch Glenn, Chair, called the meeting to order at 7:15 pm.

A. Presentation on Alianza Dominicana Cultural Center

- Under the umbrella of Catholic Charities, the Cultural Center is a multicultural project with the mission of creating and strengthening Dominican and Latin American cultural traditions with an emphasis on Afro-Dominican art forms.
- The Center occupies the cellar of the new Triangle Building at 530 West 166th Street, with two dance studios and a folkloric dance space, the second floor with music and recital space, and has administrative offices on the 6th floor. It rents out the third floor.
- Projects include:
 - Washington Heights Community Conservatory, led by a harpist; this is a six-year program teaching children to play an instrument and learn music theory and composition. The program runs four days a week from 3:30 to 6:30 and includes individual instruction. The program has five children studying the

harp and recently held a recital. They are looking for a baby grand piano, and Liz Ritter thinks she can arrange a donation.

- A chamber music group in residency at Aaron Davis Hall (at City University) will provide a series of free concerts.
- The People's Theatre, which is presenting performances on Saturday, and Teen Voices, which meets on Wednesday afternoon.
- Kids Cinema Fest, an afternoon movie series.
- In November, they are having workshops and performances related to Afro-Dominican traditions, with percussion, dance, mask making, and arts and crafts on Saturday
- Future projects and goals include:
 - Photography
 - Print making
 - A real art gallery that sells art work, to raise awareness that artists need to get paid
 - Raising capacity of nonprofit organizations to maintain themselves, with training on board governance, IRS payments, etc.

Classical Theatre of Harlem

Ty Jones, Producing Artistic Director, accompanied by Kelly Burdick, Development Director, presented on the scope of CTH's programming and encouraged participation of Northern Manhattan writers and performers and attendance at programs. Current programs include:

- CTH under the Stars: Ten thousand people attended Midsummer Night's Dream performed at Marcus Garvey Park over 18 days. Next summer they will do Romeo and Juliet.
- Project Classics: teaching children stage combat, script analysis; children create their own show and go to professional productions with their parents, all free.
- Playwrights' Playground: reading series to help playwrights hear their plays read by actors. Soliciting actors, playwrights to submit their work, and audience members (free!).
- Future Classics: performances of new plays. Indoor plays have admission fee of \$25.
- CTH Chorale Group is available for events.

CTH is currently homeless. They have done the reading series at the Shabazz Center and use the Dwyer Center. PCA suggested using Morris Jumel Mansion. CTH will be artists in residence when the 125th Street Victory Theater reopens within the next few years.

B. Art Installation in Highbridge Park, Jennifer Lantzas, Parks Dept, presenter. 10 artists will create sculptures on the theme of "Oh sit!" The artwork is designed to withstand weather and public interaction and will be maintained by the artists. This installation will be open to the public from May to November, and was planned to coincide with the reopening of the Highbridge in June 2014.

C. Update from Jennifer Hoppa, Administrator for Northern Manhattan Parks, Parks Department

- **Ice Rink at Highbridge Park**

Parks is putting out a request for proposals (RFP) to install a seasonal (October or November through March) ice skating rink on the smaller pool at Highbridge Park, which is 90' x 220'. Lauren Standke presented the proposal and sought input from meeting participants on the RFP.

The concession will have a ten-year term, and will include a pro shop for skate rental and sharpening. They expect the concession to make money through rentals to hockey teams. The draft RFP includes 6 hours of free skating clinic for kids weekly, 4 hours a day for public skating at a minimum. Competitive bids would preferably have a food service component, and can include a warming tent and pro shop. A possible timeline is to release the RFP in 2013 with proposals due February 2014, selection in the spring, contract awarded in the summer, and the upgrade to begin after Labor Day in 2014. Under that timeline, opening in the winter of 2014-2015 is a possibility.

Feedback from PCA included:

- The hours for youth instruction must have after-school and non-school hours, e.g., 4-8 Monday through Friday, school holidays, week-ends
- The youth skating instruction must be well-advertised to the community
- More hours for the public, including adult only sessions
- More specificity on lighting and sound, and security, fencing and dasher boards for hockey
- People who bring their own skates and padlocks should not have to pay for skate rental or locks, but can pay for locker rental
- The food service should be mandatory and include healthy options
- A question whether the 10-year term is too long. Parks can cancel the contract at any time without cause, however, and the contract is modeled on Wollman, Van Cortland, and other city park rinks.
- Local hiring if possible

Orville & Wilbur Wright Playground: The schoolyard has been returned to the school. Basketball and handball courts are available to the public after school. The playground is still not complete.

Fort Tryon Park: Received the 2013 "Best of New York" Award and a Science Magazine study found it to be the happiest place in Manhattan.

John T Brush Staircase: A gift from the Giants connecting Sugar Hill to the Polo Grounds, built in 1917, is getting lighting, but electricity must be installed.

Muscota Marsh, Boating access and storage – the park should open before the end of the year. The public would like to see three storage buildings, 2 for Urban Park Rangers, 1 for public. Can the boat house be treated as storage? Canoeing for public depends on Rangers, their funding and scheduling; right now, they are offering one day per year. The general consensus is that this is far from acceptable. Jennifer points out that the Rangers depend on funding to run their programs. Permit holders can use the launches. NYC Parks and Recreation requires anyone using a public launch for a kayak, canoe, sailboat or motor boat to secure a permit. Permits cost \$15 and may be obtained from offices in the five boroughs.

Swim for Life Program – new program to get kids swimming for all second grade children that will allow them to go out on boats.

Greenway: Dyckman disability access path from the current north end of the Hudson River Greenway to Dyckman Street will be completed next fall; the Lighthouse link project, when completed, will have 2 call boxes.

Fort Washington Park: Will have lighting and greenway, but the fence will stay up until the last section of the pathway is complete.

Eco Dock at La Marina: is funded with private design by New York Waterway Alliance. Will have historic and educational vessels.

Isham Park Water Service: The public expressed concern about the impact of the water service project on Bruce's Garden. Need 1.5 feet for water line, no alternative to big RPZ box, which requires electricity. Jennifer made clear that any changes made to the garden during construction will revert to the way it is now (pre-construction) after all work is done, and all plants removed for construction will return to their original location. On the matter of rumors regarding the removal of the fence surrounding Bruce's Garden, Jennifer made it clear that there are currently no plans to do this.

Protect the Palisades: LG electronics purchased a 27-acre site north of the GW Bridge, and is starting to construct a tall 143 foot building. The building will dominate the view of the Palisades from Northern Manhattan. The Palisades is a natural landmark and the proposed building exceeds the traditional 35 foot height limit for construction on the Palisades. The site is in Englewood Cliffs, NJ, which favors the development in order to keep LG and because it will provide jobs. A lower court ruled in favor of LG, allowing the building to go up to 140 feet. The legal challenge is continuing, on the grounds that the proposal did not identify all the environmental impact and that Englewood Cliffs' planner has a conflict of interest. Englewood Cliffs controls 3 miles of waterfront; this construction is behind the tree line, not on the Palisades, but sets a dangerous precedent.

J. Hood Wright Park

Craig Borchardt raised the issue of dogs barking at 6 am until 11 pm and as late as 1 am. He and others have tried politely approaching the violators but the reaction is hostile and defensive. He proposed earlier opening and closing hours for the dog run, ideally moving the dog run to the center of the park instead of on the periphery close to a residential building.

Jennifer Hoppa said that before there was a dog run there were 1,000 people advocating for the dog run and then for an upgrade. The upgrade was done 2 years ago and since then the dog run is well used. The hours for the dog run must be the same as for the park, 6 am to 11 pm. People who use it after hours can get summonses. There are reports that people run their dogs off leash in the park during “cocktail hour” and receive summonses but continue anyway. The dog group is well organized. Parks reached out to this group – they are better received by other dog owners – and things have been much better. The key thing is creating a culture of compliance with the cooperation of the dog run users who follow the rules. Parks has planted trees that will ultimately buffer sound. To capture and discourage activity on the overlook at night, Parks installed a camera with a fish eye lens, but it wasn’t effective; the building cameras were better. The camera is back up but mostly as a deterrent. Parks has also installed special signs asking people to discourage their dogs from barking. More park enforcement would help, but they are deployed city-wide and are not under Northern Manhattan Parks management.

Meeting adjourned at 9:45pm

Minutes submitted by Chris O’Sullivan

HEALTH & ENVIRONMENT COMMITTEE MINUTES – NOVEMBER 7, 2013

COMMITTEE MEMBERS PRESENT: Steve Simon (chair), David Kach, Elizabeth Lehmann, Lorenzo McGougan, Beatrice Hall (Public Member)

ABSENT: Karen Arthur, Juan Mejia, Edgard Nau, Raybblin Vargas (Public Member)

GUESTS: Dodi Meyer, MD, Columbia University Medical Center; Victor Carrillo and Julio Batista, NY-Presbyterian Hospital; Joan Warner, Bruce Kamiat, Kimberlee Gonzalez, Osi Kaminer, Daniel Echelman, Theodora Karagounis.

Steve Simon, chair, called the meeting to order at 7:14 p.m. He highlighted the importance of the first item on the agenda by recalling that the committee had expressed its concern in recent years regarding two clinical trials in which the subjects evidently were not properly informed about the details or potential risks.

1. **Revised consent forms for clinical research trials at Columbia University Medical Center** – Dodi Meyer, MD, Associate Professor, Department of Pediatrics, and Director, Community Pediatrics, gave the following presentation:
 - She is not actually involved with clinical trials; sees patients at the Ambulatory Care Network (ACN) practice on 181st Street once a week.
 - She comes from Argentina, and Spanish is her first language. With this background, she is concerned about cross-cultural language, cultural competency and health literacy issues.
 - She is involved with community-engaged research: “how to translate medical knowledge into treatments people can accept – from benchside to bedside...are we doing research into things people care about and have an impact on community health?”
 - Along with other CUMC faculty and Institutional Review Board (IRB) staff, she formed a task force to revise the consent forms used for clinical trials, simplifying the language and eliminating “a lot of legalese terms.” They created a new two-page form, which she passed out, geared towards a fifth-grade instead of a 12th-grade reading level, which can be used for “minimal risk research that does not involve providing medication,” just talk and education. They plan to expand the use of the form to clinical trials.
 - Research assistants are the ones who usually talk to subjects about the clinical trials and ask them to sign consent forms. We have to train “informed consent administrators” who would have to ensure that the patients understand the trials. They should ask the patients “to tell you in their own words the details about the trial” after it has been explained to them.
 - She spoke about the Columbia Community Partnership for Health, 390 Fort Washington Ave., which provides information to the public about research trials and general health issues but is underutilized.

S. Simon: Are the research assistants who seek to obtain informed consent bilingual?

D. Meyer: Yes, and we can also use an interpreter service.

S. Simon: We have spoken in the past about the need to have community representatives on the IRBs, which review proposed clinical trials, to make sure that they can be understood by the general public and that they relate to community health issues. We will review the revised consent form and may provide comments.
2. **Community Service Plan for New York-Presbyterian Hospital** – Victor Carrillo, Director, Community Health Research & Development, gave us the following update on his presentation to the committee in May:
 - Hospitals have to submit a comprehensive plan to the NY State Health Department every three years; the new one is due this month.
 - We utilized the info collected in the WICER (Washington Heights-Inwood Informatics Infrastructure for Comparative Effectiveness Research) study in which 5800-6000 community residents participated. Their top concerns were cancer, cardiovascular disease, diabetes, HIV. They reported a high rate of obesity. 40% of respondents reported having hypertension. 50% had marginal or inadequate health literacy.
 - Also used NYC Health Department data.
 - The hospital has to choose two of the state's five health agenda items for its Community Service Plan. We selected two that “align with the findings”: prevention of chronic disease, and promotion of mental health and prevention of substance abuse. NYPH will focus on creating and/or expanding programs to meet these goals for the next three years.

- Plan includes enhancement of "patient-centered medical homes" (doctors' offices) – "coordinated, comprehensive, continuous, culturally-sensitive care" principally at the ACN practices.
 - The plan is being vetted now by hospital officials and will be available on NYPH's website.
3. **NY-Presbyterian Hospital Report** – Julio Batista, Director of Community Affairs, reported as follows:
- The annual food drive with Fresh Youth Initiatives now underway. Bins are being placed throughout the campus. Employees are being asked to make donations. Community residents also can contribute.
 - Morgan Stanley Children's Hospital celebrated its 10th anniversary today.
 - Community Shred Day (co-sponsored by CB 12) was successful.
 - Pancreatic Cancer Awareness Day will be held at the Milstein Family Heart Center on Nov. 9.
 - Lung Cancer Awareness Day will be held at the CUMC Faculty Club on Nov. 16.
4. **Isabella Geriatric Center Report** – Betty Lehmann, Director of Marketing & Communications, reported as follows:
- Completing expansion of the ventilator-dependent unit.
 - Beginning rehab of the the recreation hall; installing state-of-the-art audio-visual equipment; will be able to live-stream meetings that take place there.
 - Received approval for certified home health agency at Isabella.
 - Holding breakfast for professional referrers on how to improve care for dementia patients.
 - Participating in pilot project on hospice and palliative care with Jewish Home and Cobble Hill Nursing Home.
 - Operating two NORC (Naturally Occurring Retirement Communities) programs, which aim to keep people healthy at home: one program involves three high-rise coop buildings on Fort George Hill and Fairview Avenue; it will celebrate its 10th anniversary on Nov. 22. The other one is a Neighborhood NORC program, which covers the area surrounding CUMC; it operates out of the Isabella Resource Center on St. Nicholas Ave. at W. 169th St.
5. **Old Business** – S. Simon said he suggested to George Fernandez, CB 12 chair, and District Manager Ebenezer Smith that CB 12 form a task force including the Dept. of Sanitation, elected officials and community groups to work on improving the Operation Scorecard street cleanliness ratings, especially in the section (MN123) that dropped to 77.6% last month. (Two of the other three sections in WH-I are above 90% and the other one was at 89.8%). We need to keep the ratings above 90% to continue to qualify for the reduction in alternate-side-of-the-street parking days.
- S. Simon noted that despite the recent negative publicity about problems with the launch of the Affordable Care Act ("Obamacare") website, there are indications that the program is working. He distributed a Daily News article that reported: "nearly 174,000 New Yorkers have applied for health insurance through New York's program, and 37,030 have fully enrolled, the state Health Department recently announced...Approved 2014 health insurance rates on the exchange will be 53% less expensive than what is currently on the market because more people will be entering the insurance pool." A New York Post article said that "rates are down about 29% in New York state, according to the Manhattan Institute," a conservative group.
6. **New Business** – J. Warner spoke about the recent incident on the Henry Hudson Parkway involving a motorcycle gang assault on a SUV driver. "We live with this scourge every day" – motorcyclists racing on the highway from March – December, including rush hours. It's a health issue for local residents because it causes sleeplessness, hypertension and depression. The press reported that cops belong to the gangs, which she said explains why there has no response when she calls the precinct. She said that 48 hours after the gang assault, "they were racing again" on the highway. B. Kamiat suggested that the police check motorcycles outside restaurants on Dyckman Street, where he says they end up parking, for mufflers and seize those that don't have them. S. Simon said he would talk to the chair of the board and the chair of the public safety committee about CB 12 requesting greater enforcement against motorcycle racing.

The meeting was adjourned at 8:36 p.m.
Respectfully submitted, Steve Simon

Community Board 12 Licensing Committee

Minutes, November 13, 2013

Committee Members Present: Aldemar Diaz (Chair), Shah Ally (Vice-Chair), Michael Diaz, Edith Prentiss, Maceo Raysor, Luis M. Tejada, Angela Sanchez, Rolando Cepedes, Anina Young

Committee Members Excused:

Committee Members Absent:

CB12 Members Present: George Fernandez (Chairman of CB 12), Richard Lewis

CB12 Staff Members Present:

Community Members Present:

A. Welcome and Opening Remarks: Aldemar Diaz, Committee Chair

B. State Liquor Authority Renewal Licenses:

Restaurant Wine License

1. JAPP Business Inc. dba Pick & Eat - 4179 Broadway, (at the corner of W. 177th Street.)

Owner/Representative	Jorge Peralta - Owner
Type of Establishment	Wine & Beer bar
Hours of Operation	Mon. – Fri. (7am – midnight); Sat. & Sun. (10am to 10pm). Start serving alcohol at 1pm and last call is 11:30pm during the week and 9:30pm on the weekends.
Tables/Chairs	24 tables and 56 chairs
Music	Ipod
Security Cameras	16
Security Personnel	None
ADA Compliant?	Yes
Employees	6
Capacity	86
Emergency Exits	4 (2 main floor and 2 basement)
Restaurant Letter Grade	A
33rd/34th Precinct	33 rd precinct supports.
Community Comments	
Stipulations	None.
Notes	(1) Method of operation has remained the same.

Committee Vote	In favor/opposed/abstain: 6/0/0
-----------------------	---------------------------------

2. El Malecon Restaurant - 4141 Broadway, (bet. W. 175th & W. 176th Streets.)

Owner/Representative	No vote. This application was approved by the Committee at the October 2013 meeting.
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
33rd/34th Precinct	
Community Comments	
Stipulations	
Notes	
Committee Vote	

3. El Monte Restaurant Corp. - 2153 Amsterdam Avenue, (bet. W. 167th & W. 166th Sts.)

Owner/Representative	Iris Pichardo
Type of Establishment	Spanish foods
Hours of Operation	7 days a week from 6am – 2am.
Tables/Chairs	6 tables and 24 chairs
Music	Juke box with a sound governor
Security Cameras	6 cameras
Security Personnel	None
ADA Compliant?	No
Employees	4
Capacity	24 (28 max)
Emergency Exits	2 front
Restaurant Letter Grade	B
33rd/34th Precinct	Supports.
Community Comments	
Stipulations	
Notes	
Committee Vote	In favor/opposed/abstain: 5/0/0

Alteration Application for a change in the Method of Operation

4. Cabana Salvadorena Restaurant - 4384 Broadway, (at the corner of W. 185th street.)

Owner/Representative	Pedro Lozano
Type of Establishment	Salvadorian/Central American
Hours of Operation	Sun. – Thur. (10:30am – 11pm); Fri-Sat (10:30am –Midnight)
Tables/Chairs	Indoor Tables 16; seats 52
Music	Recorded music
Security Cameras	1 outside, 4 inside,
Security Personnel	None
ADA Compliant?	No
Employees	7
Capacity	75
Emergency Exits	2 front exits
Restaurant Letter Grade	A
33rd/34th Precinct	No objection
Community Comments	
Stipulations	
Notes	
Committee Vote	In favor/opposed/abstain: 5/0/0

Alteration Application for a Corporate Change of License

5. El Cazador Bar & Restaurant Corp. - 238A Sherman Avenue, (bet. W. 207th & Isham Sts.)

Owner/Representative	
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
33rd/34th Precinct	
Community Comments	
Stipulations	

Notes	
Committee Vote	No vote

C. State Liquor Authority New Licenses:

On-Premise Liquor License

6. El Nuevo Jobo Restaurant & Bar Inc. -3915 Broadway, (at the corner of W. 164th Street.)

Owner/Representative	Felix Leyba – Representative
Type of Establishment	Spanish food restaurant
Hours of Operation	7a to 12a (Sun – Thurs) & 7a – 2a (Fri & Sat). Last call at 10p on Sun & Thurs. Start serving at 5pm (7 days a week). Last call is 11:30p on Sun to Thurs and 1:30a on Fri & Sat.
Tables/Chairs	15 table, 30 chairs, 10 bar stools
Music	Juke box
Security Cameras	12 cameras (10 interior and 2 exterior)
Security Personnel	2 (NYS licensed) on the weekends Fri - Sat
ADA Compliant?	Yes
Employees	10
Capacity	Maximum capacity: 74 people
Emergency Exits	2, located in the front of the premise
Restaurant Letter Grade	Pending -
33rd/34th Precinct	33 rd Pct.
Community Comments	
Stipulations	(1) Install sound governor; (2) Owner will meet with Councilman and 33 rd Pct prior to November 2013 general meeting; (3) a DJ will not be used at the restaurant;
Notes	(1) Councilman Rodriguez reserves recommendation until a meeting with the owner.
Committee Vote	In favor/opposed/abstain: 7/0/2

7. 203 Lena Inc. - 416 W. 203rd Street, (at the corner of 9th Avenue.)

Owner/Representative	Poryelina Frias-Rosario – owner
Type of Establishment	Italian
Hours of Operation	5p – 2am weekday; weekends until 4am. Last call 3:45a weekends and 1:45a on weekdays
Tables/Chairs	15 tables; 60 seats
Music	Ambient
Security Cameras	Waiting for precinct – to hear opinion and follow recommendation

Security Personnel	Waiting for precinct
ADA Compliant?	Yes
Employees	30 employees
Capacity	74
Emergency Exits	2 (front)
Restaurant Letter Grade	N/A
33rd/34th Precinct	Withholding opinion until a walk-through has been conducted
Community Comments	
Stipulations	None
Notes	(1) Construction is not complete and slated to be completed in March; (2) owners arranged for 3 parking lots to supply valet parking
Committee Vote	In favor/opposed/abstain: 5/0/0

8. Madison Fashion Inc. dba Madison Fashion Restaurant Bar - 300 Audubon Avenue, (bet. W. 180th & W. 181st Sts.)

Owner/Representative	Yesenia Peralta
Type of Establishment	Spanish/Gourmet
Hours of Operation	Sun. – Thurs. (7am – 2am) & Fri. – Sat. (7a – 4a). Last call is 30 minutes prior to closing. First drink is served at 5p.
Tables/Chairs	23 Tables, 51 chairs, 7 bar stools
Music	Ipod & Juke box. Will have a DJ on Fri - Sat. Music will stop 45 minutes prior to closing.
Security Cameras	6 cameras (2 exterior & 4 interior)
Security Personnel	2 (NYS licensed) & ID card reader
ADA Compliant?	Yes
Employees	5
Capacity	74 people
Emergency Exits	2 exit (side and front)
Restaurant Letter Grade	No grading yet – restaurant has not opened yet
33rd/34th Precinct	34 th – reserved decision until a walk through has been conducted.
Community Comments	
Stipulations	(1) Sound governor on all sound equipment; (2) Owner not to apply for a carburet license; (3) owner agrees to 1am sun. to thurs and 2a to fri and sat. ; (4) Owner agrees to meet with the Councilman and the 34 th precinct; (5) Owner to post signs to limit smoking and noise

Notes	(1) Owner indicates that gourmet means that the owners can accommodate off the menu. (2) Owner indicates that the use of the DJ on the weekends is to attract a type of clientele that would not typically eat at a family owned restaurant. (3) Community members voiced concern that the use of a DJ and late closing hours will resemble a night club; (4) members debate issue of a full liquor license versus wine & beer license; (5) owner indicates that the store is still as fashion store.
Committee Vote	In favor/opposed/abstain: 8/0/1

9. Cafe Mathias Inc. dba Cafe De Broadway - 4996 Broadway, (at the corner of W. 212th St.)

Owner/Representative	Gabriel Dominquez – representative
Type of Establishment	Healthy Food Café
Hours of Operation	Mon – Fri 7am – 1am; Sat & Sun 11a – mid. Alcohol to start at 1pm
Tables/Chairs	10 tables ,29 chairs, 4 counter stools
Music	Ipod
Security Cameras	Yes 8-16
Security Personnel	No
ADA Compliant?	Yes
Employees	8
Capacity	45
Emergency Exits	2 – Front/Rear on premise
Restaurant Letter Grade	Not open yet
33rd/34th Precinct	34 th Pct. -
Community Comments	
Stipulations	(1) No DJ's or live music; (2) install sound governor; (3) Owner will agree to meet with Councilman and 34 th Pct prior to the November general meeting; (4) Owner to post good neighbor signs
Notes	(1) Owner to get letters of support from tenants in buildings above and next to restaurant.
Committee Vote	In favor/opposed/abstain: 8/1/0

10. Lumus Bar & Grill Corp. - 5060 Broadway, (at the corner of W. 215th Street.)

Owner/Representative	Maria Rodriguez - Owner
Type of Establishment	Gourmet Restaurant Bar and Grill (mixture of foods)
Hours of Operation	Mon – Thurs 7am – 2am; Fri – Sat-Sun 7a – 4a
Tables/Chairs	20 table; 80 chairs
Music	Juke Box & live music – with sound governor
Security Cameras	10

Security Personnel	5 security guards (NYS license on Fri. and Sat)
ADA Compliant?	Yes
Employees	20 employees
Capacity	Total capacity 300
Emergency Exits	
Restaurant Letter Grade	
33rd/34th Precinct	
Community Comments	See Notes
Stipulations	(1)
Notes	(1) Sound proofing of walls and structure; (2) on the issue of parking, owners indicated that they have worked with 3 businesses to help with parking. Owners suggest that customers will use subway and taxis; (3) resident voices concerns on the saturation of businesses with liquor licenses and the noise that could be generated; (4) residents are concerned regarding the number of applicants that were approved by the committee between 214th and 218 th streets; (5) resident makes note that residents own apartments and moved to Inwood for quality of life. Residents notes that drug use and excessive alcohol use was associated with that location and prior ownership; (6) resident notes that 5 years ago the captain from the 34 th pct came in with objections; (7) resident notes that buses use 215 th as a major road and the traffic could cause a problem (8) owner indicates that she has experience with owning and managing restaurants. This would be the first restaurant with an On Premise Liquor license; (9) sole owner but aided by family; (10) owner indicates that she was not aware of the location's history and past; (11) resident notes that cars drag race on the road and blasting music; (12) owner indicates that landlord did not disclose the history of the location
Committee Vote	In favor/opposed/abstain: 0/4/4

Restaurant Wine License

11. Villas Lounge 2 Corp. - 130-132 Audubon Avenue,(at the corner of W. 172nd Street.)

Owner/Representative	Rosa Jimenez
Type of Establishment	Bar – Wine/Beer
Hours of Operation	6p to 4a Thurs to sun
Tables/Chairs	55 chairs, 21 table and 4 stools
Music	Ipod
Security Cameras	6 (2 out & 4 in)

Security Personnel	2 – licensed by NYS
ADA Compliant?	Yes
Employees	3
Capacity	74
Emergency Exits	3 exits
Restaurant Letter Grade	N/A
33rd/34th Precinct	33 rd : numerous SLA violations for the location (not this owner). Numerous noise complaints (prior location)
Community Comments	
Stipulations	(1) Owner agrees to hours of 6p to 4a six nights a week and 6p to 2a on sunday
Notes	(1) Parking lot available for patrons; (2) no food; (3) Councilman Rodriguez does not support the application;
Committee Vote	In favor/opposed/abstain: 1/3/2

12. Dyckman Deli Corp. dba Dyckman Deli & Grill Juice Bar - 201 Dyckman Street, (bet. Vermilyea & Broadway Aves.)

Owner/Representative	David Rivas - representative
Type of Establishment	Deli/Grill
Hours of Operation	6a – 1a
Tables/Chairs	6 tables; 24 chairs
Music	None
Security Cameras	4
Security Personnel	None
ADA Compliant?	yes
Employees	2
Capacity	20
Emergency Exits	2 (front and back)
Restaurant Letter Grade	N/A
33rd/34th Precinct	
Community Comments	
Stipulations	
Notes	(1) Upgrading from eating place beer license
Committee Vote	In favor/opposed/abstain: 4/1/0

13. La Lomita Mexican Deli Corp. - 3868 10th Avenue, (at the corner of W. 207th Street.)

Owner/Representative	Jasmine Duarte
Type of Establishment	Food and Drinks – Mexican cuisine

Hours of Operation	Sun 6a to mid,
Tables/Chairs	2table 3
Music	Radio
Security Cameras	5 (2 in, 3 out)
Security Personnel	None
ADA Compliant?	no
Employees	2
Capacity	6
Emergency Exits	1 front door
Restaurant Letter Grade	Pending
33^d/34th Precinct	34 th : need a meeting and walk through
Community Comments	
Stipulations	(1) Owners to meet with the 34 th Pct and Councilman Rodriguez.
Notes	(1) The concerns is that the location attracts negative elements; (2) Councilman Rodriguez reserves recommendation pending a meeting; (3) owners to meet with precinct to address concerns raised in the past.
Committee Vote	In favor/opposed/abstain: 5/0/2

D. New Business/Adjournment

**Committee for the Concerns for the Aging
November 19, 2013**

Committee Members:

Present: Gloria Vanterpool, Edgard Nau, Shakabudden Ally, Lorenzo McGougan , Betty Lehman

Absent/Excused: Lilian Saneux Public Member, Norma De Candido,

Guests: Gisselle Mejia, WH Healthy Food Council, Laura Whithorn, RAPP, P.O. Haydee Pabey, 34th Pct, Michael Karash, Ft. Tryon Center, Jocelyne Lamour, Community Resident, P.O. Eric Rodriguez, NYPD.org

Meeting opened at 10:15am by Chairperson , Gloria Vanterpool.

A welcome was extended to all present.

Two new committees members were introduced -- Shahabudden Ally and Lorenzo McGougan. They both discussed their background and offered ways they could assist the committee.

Borough President. Advisory Committee Report

The advisory members are preparing a statement paper to send to our newly elected mayor regarding older adults and disabled persons issues. Neither of the candidates mentioned any of the concerns or issues for this population in their campaign.

Gisselle Mejia of WH-Healthy Food Council gave an update on the activities which includes the development of a survey to gather community residents' opinions about availability of healthy food at their local grocery store. While the survey informs the council about the food environment of W.H. and Inwood, it will also guide residents to look more closely about healthy food access in their community. The feedback received will help us move forward with strategies to increase access to healthy, affordable food in the community. These surveys will be distributed to organizations and churches where individuals have agreed to participate in the survey findings. Survey copies were distributed to those attending the meeting. One of the committee members serves on a Bronx board that is doing a similar project. He will share information.

Officer Haydee Pabey reported on the formation of a Northern Manhattan Patrol. The NMP is a civilian observation patrol. They are not enforcement personnel. They serve as extra eyes and ears for the 34th Precinct. Those persons wanting info should contact Officer Haydee Pabey @ nypd34pct@gmail.com In addition, she spoke of a:

Telephone Scam Alert - Beware of people calling you on the phone and asking you to wire money.
Anyone can be a victim.

Cell Phone Theft - Protect your cell phone; Reports of theft are called in daily

Leaflets were distributed on the Telephone Scam, Safety Tips for Older Persons, and Safety Tips for Users of the Internet and were left for individuals to distribute in the neighborhood and in their buildings. Holidays are times of HIGH ALERT.

Michael Karash extended an invitation to visit the Ft. Tryon Center for a tour of their newly renovated center and discussion of their new services to the community.

Laura Whitehorn reported on the updated movement with RAPP (Release Aging People in Prison) which has presented with several agencies, colleges, and Dept. for Aging. Ms. Whitehorn is expecting to meet with our Public Safety Committee for additional support.

Meeting was adjourned at 11:35am

Next Meeting: December 10, 2013 at Riverstone Senior Center, 99 Ft. Washington Avenue (163rd St.)