

CB12M-Youth and Education Committee

Monday May 12, 2014

Meeting Minutes

Meeting Location: 530 West 166th Street (Near St Nicholas Ave) NYC 10032

Committee Members Present: Fe Florimón, Chair; Maria Luna; Alyce Smith, Assist Chair

Committee Members Absent: Manny De Los Santos; Lorena Jimenez-Castro; Ayisha Oglivie;

CB12 Members Present: Wanda Garcia; Christopher L. Smith; Felipe Sanchez; Richard Lewis

Guests: Michael Sharp, Outreach Specialist for Year Up

The Chair called the meeting to order at 7:05PM.

Everyone were thanked and welcomed for joining the meeting. Members of the committee were introduced and those present were asked to introduce themselves.

PART I: OPEN ISSUE:

Michael Sharp, Outreach Specialist from *Year up Organization* made a presentation to introduce the mission of his organization and the services available to the community.

- ❖ “Year Up emphasizes academic and professional rigor. For those ready to make commitment that commitment. Year Up guides them on their journey to success.” The organization provides various services and opportunities, however, there some requirements:
 - ✓ The program is only available to young men and women between the ages of 18- 24
 - ✓ High school or GED diploma and good grade record are required
 - ✓ Open house, program application, and interview assessment available all year around
 - ✓ Professional training and internship programs are available
 - ✓ Available career assistance in information technology, computer hardware, help desk quality assurance, and entry level project management
 - ✓ Company provides stipend
 - ✓ The program is in partnership with NY State
 - ✓ Admission is based on lottery system. For example, out of 230 applicants approximately 130 will accepted
 - ✓ Year Up is located at 9 DeKalb Avenue, Brooklyn, NY

- ❖ *Cecilia Anglero*, Parent Coordinator at I.S 143 and who was presenting the topic “The Challenge Parents Face with School Meetings and/or Lack of Participation” was not able to attend, therefore the presentation was cancel

- ❖ Chair discussed the transition of the new and old Assistant Chair. She thanked and expressed her gratitude to former Assistant Chair Chris Smith. Mrs. Alyce Smith was welcomed and introduced as the new Assistant Chair, effectively immediately.

Old/ New Business Discussions

- ✓ Discussion as to where to hold site meetings in other areas in the community took place
- ✓ Youth Violence event may be held on June 12, 2014, probably at George Wash. Campus. Also other possible sites including Fresh Youth Initiative and/ or the Armory were both suggested by Mr. Al Kurland, from PAL.
- ✓ Possible discussion on this event are bullying and prison pipeline among others topics
- ✓ The committee is considering the II part of their Youth Mental Health event (recently held on March 2014) in fall 2014. Y&E hopes to have this event in combination with the Health & Environment Committee pending on their committee acceptance.
- ✓ Discussion was held about the previous resolutions proposed by Chris Smith calling for air quality in schools and installation of Alarm system. Chair Florimon agreed to work on the resolution and present it to the committee.
- ✓ Green Markets available every Wednesdays at Isabella, by Mary Anderson at
- ✓ Palace Theatre event on May 16-18, by Mary Anderson
- The Housing Committee will have a Legal Forum at Isabella Home on Saturday, May 17th from 8am-3pm. The event will provide legal advice housing situations from Attorneys. Also CD featuring important housing information will be available to participant at no cost.

Meeting adjourned at 9:50pm

Submitted by Alyce Smith

Next Meetings: June 7, 2014
June 9, 2014

HEALTH & ENVIRONMENT COMMITTEE MINUTES – May 1, 2014

COMMITTEE MEMBERS PRESENT: Steve Simon (chair), Edgard Nau, David Kach, Elizabeth Lehmann

BOARD MEMBERS PRESENT: George Fernandez, Wanda Garcia, Arlene Schulman

ABSENT: Karen J. Arthur, Lorenzo McGougan, Juan Mejia, Beatrice Hall (Public Member)

GUESTS: Mary Anderson, Nancy Bruning, Omari Jinaki, Sheila Massey, Ermin Siljkovic

S. Simon called the meeting to order at 7:09 p.m. in the CB12 office, 560 W. 166th St., 6th floor. All those in attendance introduced themselves.

1. Status of the Recycling Program in Washington Heights-Inwood – Ermin Siljkovic, Manhattan Recycling Outreach Coordinator, GrowNYC, reported as follows:

- The diversion rate in our district (% of materials diverted from the waste stream for recycling) fluctuates over the year but has been consistently lower than both the citywide and Manhattan averages. Between 2/12-2/14, the rate in WH-I has been 13-14%, Citywide 15-16%, Manhattan 17-18%. Recyclables constitute 35% of the waste stream.
- There is a correlation between the diversion rate and asthma and rat infestation.
- Plastics recycling was expanded last year. All "rigid" plastic now must be recycled. No Styrofoam.
- Buildings with 50 or more units can get bins for electronics recycling from Sanitation Dept. (DSNY).
- The United War Veterans Council picks up donations of clothing and household goods such as appliances. It gives the items to veterans or sells them.
- Re-fashion NYC – NYC's official clothing reuse program in partnership with Housing Works – provides buildings with bins for people to drop off clothes, towels, blankets, curtains, shoes, handbags, belts and other textiles and apparel. They are also collected at Greenmarkets.
- Compost: organics (food scraps, eggshells, used paper plates, no meat and dairy) also can be dropped off at Greenmarkets, including ones in our area at 168th, 175th and Isham Streets. DSNY offers organics recycling, including meat and bones, to buildings with 10 or more units. Castle Village is participating, starting 5/5. Incentive for buildings is that it should reduce rat population since they won't be able to get to food left at the curb in thin plastic bags. Buildings can apply through nyc.gov/organics.
- How to improve our low recycling rate? Increased outreach to residents and supers.
- He is available to attend meetings and visit buildings.
- He distributes color-coded shopping bags ("sort and store stations") people can use to facilitate recycling. Residents are responsible to sort recyclables, not supers.

2. Upcoming Fitness Events: Hike the Heights and Green Gym Day – Nancy Bruning, M.P.H., reported that Hike the Heights will be celebrating its 10th anniversary on June 7, starting at 10 a.m. It's a "conceptual giraffe path" running for six miles from Central Park West and 110th Street to the Cloisters in Ft. Tryon Park. Groups converge at the Sunken Playground at 167th Street in Highbridge Park for a party with entertainment and food. Green Gym Day is held the following day, June 8, starting at 9 a.m. It's a three-hour walk from 110th Street & CPW to the Cloisters.

She leads fitness walks in Fort Tryon Park, more than one mile long, with stretches and strengthening exercises, on Tuesdays and Thursdays at 7:30-8:30 a.m. and Saturdays 8:30-9:30 a.m., starting at the Heather Garden.

3. NY-Presbyterian Hospital Report – Julio Batista, Director of Community Affairs, dropped off flyers for upcoming talks, "Time Is Brian: Stroke Detection, Treatment & Prevention," 5/6 in Spanish, 5/13 in English, sponsored by NYPH, CUMC and CB 12.

4. **Isabella Geriatric Center Report** -- Betty Lehmann, Director of Marketing & Communications, reported as follows:
- McFadden Scholarship awards ceremony will be held 5/15. Everyone invited.
 - May is Older Americans Month. Event will be held at Isabella 5/20. CBOs will make presentations about volunteering in the community.
 - Summerfest celebration will be held July 24: booths, dance floor on top of garage; requesting that street be closed for pony rides.

5. **New Business** – S.Simon: CB 12 has been notified by NYS Dept. of Environmental Conservation that YWA-Amsterdam LLC submitted application for Brownfield Cleanup Program (BCP) for Shell gas station at 2420-30 Amsterdam Ave. (180-181 Sts.). Owner plans to build a 6-story residential and an 8-story commercial building on the site and will come to CB 12 when he has more details about the project. H&E Committee will review the BCP application and the cleanup plan when it is submitted at a later date. CB 12 will serve as an official repository for the documents along with the Fort Washington Library for community residents who wish to review them.

Sheila Massey spoke about the Feral Cat Initiative, part of the Mayor's Alliance for NYC Animals, which is based on Trap, Neuter/spay and Return (TNR) stray cats to community. She has been doing this work in 162nd Street area since 2008. She traps cats, takes them to an ASPCA clinic in Glendale for rabies vaccinations and feeds them every day. Cats stay in colonies (7 or 8 cats) but no longer breed. Rats avoid the block because of cats. There are an estimated 800,000 to 1 million stray cats in NYC. Reproduction rate is exponential: 1 cat and offspring can produce over 200,000 cats in 7 years. 600 people are doing TNR work in the city, taking care of 25,000 cats. Volunteers like her pay for vaccines and medications; can cost \$50 per cat. The Health Dept. animal shelters spend \$300 to euthanize a cat. She is proposing that DOH sponsor a large-scale TNR program and is seeking committee's support. She also suggests that DOH legitimize cats in bodegas, which use them to deal with rats, instead of issuing fines for them. CB 12's Public Safety Committee is considering a resolution in support of an NYPD investigation of incident in which stray cats were poisoned. After extended discussion, the committee advised her to do some more research and finish her draft proposal, which we would ask DOH to comment on.

Omari Jinaki reported that Fantastic Lounge, 238 Sherman Ave. between 207th St. & Isham St., which opened last Wednesday, has been disturbing local residents with loud music until 4-5 a.m. He tried complaining to manager who brushed him off. George Fernandez said he would visit the owner to follow up on the complaint and advised Mr. Jinaki to also attend the Public Safety and Licensing committees.

6. Mail was reviewed.
7. **Announcements** – Mary Anderson: People's Theater Project events in May & June; movies, opera and children's concert at United Palace. Arlene Schulman passed out clean up after your dog and anti-littering posters. Nancy Bruning: yoga walkabout in Inwood Hill Park will be held on Mondays and Wednesdays at 11 a.m. through June. MindBodyYoga offers free yoga, acupuncture and massage at Fort Washington Avenue & 170th Street.

The meeting was adjourned at 9:38 p.m.

Respectfully submitted, Steve Simon

**CB 12, MANHATTAN
BUSINESS DEVELOPMENT COMMITTEE
MAY 6, 2014**

ATTENDING: Jason Miller, Chair; Richard Allman; Christopher Smith

EXCUSED: Ellen Kackmann

GUEST: Pedro Suarez

ABSENT: Ariel Ferriera, Rud Morales

The meeting began at 7:15 PM.

Overview of Committee Initiatives and Goals

Miller presented an overview of the Committee, as part of developing Committee business plan/workplan.

1. Identify where Resolutions can be presented, based on monitoring of legislation, key projects, et al.;
2. Develop and present educational components to bring resources together, highlight key business issues, and provide information to [potential] business owners; and
3. Focus on interaction between arts and businesses and on the role of arts in business attraction.

Discussion included:

- Planning for potential Fall forum;
- Conditions for development of a business mentorship program;
- Arts and business: NOMAA, Apartment 78, underground arts community;
- Potential for interns, data analysis & BP's interest in technology and analysis, need to inform Executive Committee, inadequacy of current CB 12 e-mails for engaging businesspeople and others;
- Consideration of a) survey and b) scheduling of meetings either between 5 and 7 PM or in the morning in order to attract business owners;
- Suggestion for June 3 meeting to have presentation by SBS Business Acceleration Team; invite key established businesses; and invite key networkers, such as accountants; and
- Need for Committee's presence, engagement, and readiness to execute.

Presentation and Discussion: Pedro Suarez, SBS

Pedro Suarez, SBS, was introduced. Suarez is Senior Account Manager for NYC Business Solutions. He works at the Washington Heights Center on 181st Street, which is co-located with the Washington Heights BID, and provides a wide range of business services.

Suarez presented on the NYC Paid Sick Leave Act. Presentation materials are attached.

He expressed interest in exploring ways to work together, and agreed to attend Business Development Committee meetings regularly. He highlighted business retention issues of underfunding; lack of planning; absence of management skills; failure to monitor goals, successes, employees.

In discussion of Committee goals and initiatives, Suarez spoke of potential of SBS to help a) provide CB 12 Business Development with data on businesses and needs; b) access contacts across agencies; c) facilitate contact with NYC Business Acceleration Team, Robinson Hernandez, Director, for all sorts of problem-solving; and d) brainstorm development of Business Mentorship Program with key network players, real estate people, et al.

New Business

The Committee discussed a pending transit benefits bill and its impact on small businesses.

The meeting was adjourned at 8:45 PM.

Attachments

1. NYC Department of Consumer Affairs: *Paid Sick Leave What Employers Need to Know*
2. NYC Department of Consumer Affairs: *Paid Sick Leave FAQ*

Community Board 12 Licensing Committee

Minutes, May 14, 2014

Committee Members Present: Aldemar Diaz (Chair); Shah Ally (Assistant Chair); Michael Diaz; Edith Prentiss; Rolando Cespedes; Angela Sanchez

Committee Members Excused:

Committee Members Absent: Ulises Noboa

CB12 Members Present: Ariel Ferriera; Arlene Schulman; Osi Kaminer; George Fernandez (Chair of CB #12); Manny De Los Santos

CB12 Staff Members Present: Ebenzer Smith (District Manager)

Community Members Present:

Voting Legend: Aldemar Diaz (AD); Shah Ally (SA); Michael Diaz (MD); Edith Prentiss (EP); Rolando Cespedes (RC) and Angela Sanchez (AS).

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

1. Restaurant 101 Inc. dba Dyckman Express Restaurant – 101 Dyckman Street (between Nagle & Post Avenues).

License Type/New or Renewal	Renewal
Owner/Representative	
Type of Establishment	Restaurant – serving Latin cuisine
Hours of Operation	24 hours. Alcohol served until 3:30am on the weekends. Alcohol is start to serve at 4pm.
Tables/Chairs	20 tables
Music	Juke box – no sound governor
Security Cameras	20
Security Personnel	No
ADA Compliant?	Yes
Employees	22
Capacity	72
Emergency Exits	3 (one in the back and two in the front)
Restaurant Letter Grade	A
33rd/34th Precinct	34 th Pct: No objection
Community Comments	
Stipulations	(1) Post a “Good neighbor” sign in both English and Spanish.

Notes	Elected official: will follow the recommendation of the precinct
Committee Vote	Yes: AD, MD, SA, RC, EP (5) No: 0 Abstain: 0 Not Voting: N/A

2. 112 Dyckman Restaurant Inc. dba Restaurant 809 Grill Lounge – 112 Dyckman Street (between Nagle & Post Avenues).

License Type/New or Renewal	Renewal
Owner/Representative	
Type of Establishment	Restaurant – Latin cuisine
Hours of Operation	Sunday – Thursday (11am – Midnight) & Fri – Saturday 11am – 4am. Last call is 3:30am on the weekends.
Tables/Chairs	28 tables
Music	Juke box and DJs (Thurs through Sat. from 11p to 4am).
Security Cameras	38 cameras (2 outside)
Security Personnel	10 (Thursday through Saturday (at times 12 on Saturday)
ADA Compliant?	Yes, to the ground level. The establishment has a second level, which is not ADA compliant.
Employees	42 (between full and part time employees)
Capacity	Seating capacity is 95 – Downstairs; certificate of occupancy is 205.
Emergency Exits	7 (5 in front and 2 in the back)
Restaurant Letter Grade	A
33rd/34th Precinct	34 th Pct: No objection
Community Comments	
Stipulations	(1) Good neighbor signs in English and Spanish; (2) Owner will work on making the 2 nd level accessible.
Notes	(1) The establishment is two stories. The owner is considering a lift to make the second floor accessible. (2) Councilman Rodriguez has no objection.
Committee Vote	Yes: AD, SA, MD, RC, EP (5) No: 0 Abstain: 0 Not Voting: N/A

3. Cypress Specialty Foods Inc. dba Healthy Habits – 813-815 West 187th Street (between Cabrini Blvd & Ft. Washington Avenue).

License Type/New or Renewal	Renewal
Owner/Representative	

Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	A (from March 2014)
33 rd /34 th Precinct	34 th Pct: No objection
Community Comments	
Stipulations	
Notes	(1) Committee concerns issue with the accessibility of the restaurant; (2) No objection from Councilman Rodriguez; (3) No appearance by owner or representative;
Committee Vote	Yes: SA, AD, MD, RC (4) No: EP (1) Abstain: AS (1) Not Voting: N/A

4. 3920 BWY REST INC. dba La Parilla Restaurant – 3920 Broadway (at the corner of West 164th Street)

License Type/New or Renewal	Renewal
Owner/Representative	Hector Santana
Type of Establishment	Restaurant – Latin cuisine
Hours of Operation	11a – 2a Sun – Thurs.; 11a – 4am Fri-Sat.
Tables/Chairs	25 tables and 74 chairs
Music	Ipod – No sound governor.
Security Cameras	14 (2 outside with 2 more anticipated)
Security Personnel	1 (NYS certified)
ADA Compliant?	Yes – ramp on the outside
Employees	30 (full and part)
Capacity	75
Emergency Exits	2 (on Bway and inside of building)
Restaurant Letter Grade	A
33 rd /34 th Precinct	34 th : No objection
Community Comments	
Stipulations	(1) Good neighbor signs in English and Spanish (2) sound governor

Notes	(1) Councilman Levine's district: No representative from the office present during presentation.
Committee Vote	Yes: AD, MD, SA, AS, RC, EP (6) No:0 Abstain: 0 Not Voting: N/A

5. El Nuevo Conquistador – 2244 Amsterdam Avenue (at the corner of West 172nd Street)

License Type/New or Renewal	Renewal
Owner/Representative	Isadoro
Type of Establishment	Restaurant – Latin Food
Hours of Operation	7am – 1am Sun. through Fri. ; 7am through 3am on Sat.
Tables/Chairs	18 tables and 75 chairs
Music	Juke box and live music (Friday and Saturday).
Security Cameras	6 (1 outside)
Security Personnel	2 – NYS licensed
ADA Compliant?	Yes
Employees	4 full time.
Capacity	75
Emergency Exits	2
Restaurant Letter Grade	A
33rd/34th Precinct	33 rd Pct: would like to meet with the owner prior to rendering an opinion on the application.
Community Comments	(1) The owners should meet with precinct and councilmember prior to meeting.
Stipulations	(1) Good neighbor sign; (2) Owner meet with the 33 rd Pct and Councilman Rodriguez; (3) address making north door ADA compliant. Contact City Commission on Human Rights to discuss options on making the door accessible.
Notes	(1) Councilman Rodriguez: reserve decision until owner meets with 33 rd Pct.
Committee Vote	Yes: AD, MD, SA, AS, RC (5) No: 0 Abstain: EP (1) Not Voting: N/A

6. South Beach Restaurant & Bar LLC, dba South Beach Restaurant & Lounge – 1390 St. Nicholas Avenue, (between West 179th & West 180th Streets)

License Type/New or Renewal	Renewal
Owner/Representative	

Type of Establishment	Restaurant – American/Latin cuisine
Hours of Operation	7 days a week, 8am to 4am. Last call is ½ hour prior to closing
Tables/Chairs	76 tables and 195 chairs
Music	Juke Box – Live Music
Security Cameras	72 (6 outside)
Security Personnel	12 – NYS licensed (on Fri/Sat)
ADA Compliant?	Yes
Employees	30 (full) and 15 (part)
Capacity	295
Emergency Exits	12 fire exits
Restaurant Letter Grade	A
33rd/34th Precinct	34 th Pct: no objection
Community Comments	
Stipulations	(1) Good neighbor sign; (2) Sign informing patrons that an accessible ramp is available at the take out area.
Notes	(1) Councilman Rodriguez: No objection
Committee Vote	Yes: AD, MD, SA, RC, AS, EP (6) No: 0 Abstain: 0 Not Voting: N/A

7. Vida Café Inc. dba Mamajuana Café – 247 Dyckman Street (at the corner of Seaman Avenue)

License Type/New or Renewal	Renewal
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	Owner contacted the Committee to withdraw application and present to the Committee at next month's meeting. Resolution to pass the application to next month meeting.
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting:

8. Vida Enterprises Inc. dba SAO – 251-253 Dyckman Street (between Payson & Seaman Avenues)

License Type/New or Renewal	Corporate change
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	(1) Community member stated that the corporate change is the ownership.
Stipulations	
Notes	(1) No appearance by owner or representative.
Committee Vote	Yes: 0 No: AS, SA, RC, AD, MD, EP (6) Abstain: 0 Not Voting: N/A

9. Carnival Latin Bistro Corp. dba Altus Café – 4326-4327 Broadway (between West 184th & West 185th Streets)

License Type/New or Renewal	Corporate change
Owner/Representative	Angel Tejada
Type of Establishment	Restaurant/Bar/Lounge
Hours of Operation	5pm -2am weekdays; 5p-3:30am Fri and Sat.

Tables/Chairs	Indoors: 40 tables and 80 chairs. Outdoors: 13 tables and 26 seats.
Music	Juke box, Ipad and DJ. Live music on Wednesday. With sound governor
Security Cameras	18 cameras (4 outside)
Security Personnel	2 (NYS licensed) Used on the weekends
ADA Compliant?	Yes
Employees	25
Capacity	125
Emergency Exits	2 (one to Bway and to the back)
Restaurant Letter Grade	A
33rd/34th Precinct	34 th Pct: No objection.
Community Comments	
Stipulations	(1) Meet with Councilman prior to General Meeting.
Notes	(1) Councilman Rodriguez: new owner to meet with Councilman Rodriguez prior to General Meeting (2) Corporate change: ownership change, Ms. Franco (Israel Ramirez). All shares to be transferred.
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting:

10. Broadway & 166th LLC. Dba Dallas BBQ – 3956 Broadway (at the corner of West 166th Street)

License Type/New or Renewal	Renewal of Unenclosed/Enclosed Sidewalk Café Application
Owner/Representative	
Type of Establishment	Restaurant -
Hours of Operation	Sun. – Thurs. 11am - midnight.; Friday – Saturday 12pm – 12 am.
Tables/Chairs	82 tables and 225 chairs
Music	Internet music – 2 speakers facing the outside.
Security Cameras	1 (outside) 15 inside
Security Personnel	1 on weekends (Fri and Sat) NYS licensed
ADA Compliant?	Yes
Employees	90 (70 full time/20 part)
Capacity	174
Emergency Exits	4
Restaurant Letter Grade	A
33rd/34th Precinct	33 rd Pct: No objection
Community Comments	
Stipulations	(1) Do not store any items in the restroom on the first floor; (2) good neighbor sign; (3) no speakers on the outside

Notes	(1) Councilman Rodriguez – no objection
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting: N/A

11. 207 West Restaurant Corp. dba Yummy Thai – 4959 Broadway (between West 207th & Isham Streets)

License Type/New or Renewal	Renewal of Unenclosed/enclosed Sidewalk Café Application
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	(1) no appearance by owner or representative; (2) resolution: To pass the application to the June meeting.
Committee Vote	Yes : 0 No: AS, SA, RC, AD, MD, EP (6) Abstain: 0 Not Voting: N/A

12. Hashi Sushi Fusion Inc. – 5009 Broadway (at the corner of West 214th Street)

License Type/New or Renewal	Renewal of license
Owner/Representative	Liliana Rodriguez – owner
Type of Establishment	Restuarent – Asian fusion food
Hours of Operation	5pm – 1am 7 days a week
Tables/Chairs	12 tables and 48 chairs
Music	Ipod/no live music at this moment
Security Cameras	6 security cameras

Security Personnel	None
ADA Compliant?	Yes
Employees	10
Capacity	60
Emergency Exits	
Restaurant Letter Grade	A
33rd/34th Precinct	34 th Pct: Opposed: numerous concerns (underage drinking, violent offenses, etc.)
Community Comments	(1) Noise complaints; (2) Unruly atmosphere created by the restaurant.
Stipulations	(1) install a sound governor; (2) Agree not to have live music; (3) Good neighbor sign.
Notes	(1) Owner: Business closed in February because management was not complying with the business and "personal issues." (2) State closed the business due to back taxes; (3) Owner will use new staff, new menu; (4) Councilmember Rodriguez opposes application
Committee Vote	Yes: 0 No: EP, MD, AD (3) Abstain: AS, SA, RC (3) Not Voting: N/A

13. Café Sahara Inc. – 4024-4026 10th Avenue (at the corner of West 215th Street)

License Type/New or Renewal	New license
Owner/Representative	
Type of Establishment	Restaurant
Hours of Operation	7 days a week, 5pm – 2am (last call is 1:30a)
Tables/Chairs	15 tables and 30 chairs. 2 floors to the restaurant
Music	Ipod. DJs on the Fri and Sat. Will have sound governor
Security Cameras	10 (8 inside and 2 outside)
Security Personnel	Yes
ADA Compliant?	Yes
Employees	10
Capacity	50
Emergency Exits	1 (front entrance)
Restaurant Letter Grade	N/A
33rd/34th Precinct	34 th Pct: reserve opinion until a meeting is held.
Community Comments	

Stipulations	(1) Good neighbor sign; (2) arrange tables to make 1 st floor accessible; (3) meet with Councilman Rodriguez; (4) sign for patrons not to double park; (5) meet with 34 th PCT; (6) adhere to closing at 2am; (7) No live music; (8) no external sound equipment
Notes	(1) front of the business is complete, some minor improvements; (2) Owner will be serving Hookah. (3) business is sound proof
Committee Vote	Yes: AS, SA, MD, EP (4) No: 0 Abstain: AD, RC (2) Not Voting: N/A

14. Inwood Restaurant Corp. – 606 West 207th Street (at the corner of Broadway)

License Type/New or Renewal	New On-premise liquor license
Owner/Representative	Joanne - Owner
Type of Establishment	Restaurant - Spanish
Hours of Operation	Sun.-Thurs. 7am – 12am; Fri & Sat. 7am – 1:30am
Tables/Chairs	25 tables and 80 chairs
Music	Juke box – sound governor
Security Cameras	16
Security Personnel	No
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	A
33rd/34th Precinct	34 th Pct: No objections
Community Comments	
Stipulations	
Notes	(1) Councilman Rodriguez: supports the application. Wants to meet with the owner prior to general meeting.
Committee Vote	Yes: AS, SA, RC, AD, MD, EP No: 0 Abstain: 0 Not Voting: N/A

15. La Chimosa Corp. – 440 West 202nd Street (between 9th and 10th Avenues)

License Type/New or Renewal	New On-Premise Liquor License
Owner/Representative	

Type of Establishment	Lounge -
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	400
Emergency Exits	
Restaurant Letter Grade	
33rd/34th Precinct	
Community Comments	
Stipulations	
Notes	Resolution: Committee will not render a decision until the applicant appears.
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting: N/A

16. La Catrina Mexican Grill Corp. dba La Mala Suave Cantina – 3803 10th Avenue (at the corner of West 204th Street)

License Type/New or Renewal	New On-Premise liquor license
Owner/Representative	
Type of Establishment	Mexican
Hours of Operation	7days, 2p-2am. Last call is 30 mins prior
Tables/Chairs	
Music	Ipod/karaoke. Might have a DJ twice a week. Will have a sound governor
Security Cameras	16 (2 outside)
Security Personnel	4 (NYS licensed) used on the weekends
ADA Compliant?	Yes
Employees	15-20
Capacity	74
Emergency Exits	3
Restaurant Letter Grade	
33rd/34th Precinct	34 th Pct: No objection.
Community Comments	
Stipulations	(1) Owner agrees to a 2am closing time; (2) install sound governor

Notes	(1) Prior business was an auto shop. Concern raised regarding oil contamination on the premise; (2) Anticipated open date is August 2014; (3) Parking issues will be addressed (4) No objection from Councilmember Rodriguez
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting: N/A

17. ICARO INC. – 400 West 202nd Street (at the corner of 9th Avenue)

License Type/New or Renewal	New On-Premise Liquor License
Owner/Representative	Bruschi
Type of Establishment	Restaurant
Hours of Operation	3pm – 4am; 7 days; last call is 3:30p
Tables/Chairs	20 tables
Music	Juke box with sound governor. Considering live music 2x a month. Will have a DJ on the weekends
Security Cameras	32 (6 outside)
Security Personnel	25
ADA Compliant?	Yes
Employees	75
Capacity	300
Emergency Exits	5
Restaurant Letter Grade	
33rd/34th Precinct	34 th Pct: concerns regarding the traffic and saturation of liquor licenses in the area. Concerned regarding the traffic and noise.
Community Comments	
Stipulations	(1) Good neighbor sign; (2)
Notes	(1) entry on 9 th Avenue; (2) Parking lot guaranteeing 100 spots for the restaurant; (3) Councilman Rodriguez supports applicant
Committee Vote	Yes: AS, SA, RC, MD, EP (5) No: AD (1) Abstain: 0 Not Voting: N/A

18. El Pitallito Corp. – 3854 Broadway (at the corner of West 161st Street)

License Type/New or Renewal	Wine and beer license
Owner/Representative	

Type of Establishment	Restaurant - Mexican
Hours of Operation	Mon – Fri 10a -10p; Sun 10a-10p; Sat 10a-11p. Mon-Fri alcohol served at 1pm. On the weekends, 1pm
Tables/Chairs	12 tables and 43 chairs
Music	Juke box – sound governor
Security Cameras	None
Security Personnel	No
ADA Compliant?	Yes
Employees	4
Capacity	49
Emergency Exits	1
Restaurant Letter Grade	Pending – inspection in April 14, 2014
33rd/34th Precinct	33 rd Pct – request a meeting with the precinct
Community Comments	
Stipulations	(1) place sticker that bathrooms are accessible; (2) meet with 33 rd Pct (3)
Notes	(1) opened 4 weeks ago; (2) Councilman Levine’s district: no representative in attendance to give a position.
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting: N/A

19. Taco Neza – 1391 St. Nicholas Avenue (between West 179th & West 180th Streets)

License Type/New or Renewal	On premise liquor license
Owner/Representative	
Type of Establishment	Restaurant – Mexican
Hours of Operation	Sun thurs 1am , fri-sat 3:30a
Tables/Chairs	
Music	Juke box and live music (once or twice a month)
Security Cameras	4
Security Personnel	2 (on the weekends) NYS licensed
ADA Compliant?	Yes
Employees	7
Capacity	78
Emergency Exits	2
Restaurant Letter Grade	
33rd/34th Precinct	34 th Pct: no objection
Community Comments	
Stipulations	

Notes	(1) plans to open on 5/16/14 to serve food; (2) Councilman Rodriguez no objection.
Committee Vote	Yes: AS, SA, RC, AD, MD, EP (6) No: 0 Abstain: 0 Not Voting: N/A

20. Konto Euro Caribbean Cuisine Corp. – 261 Dyckman Street (at the corner of Payson Avenue)

License Type/New or Renewal	On premise liquor license
Owner/Representative	Natasa Collado
Type of Establishment	Restaurant/Lounge – Latin/American
Hours of Operation	Fri/Sat 11am – 2am; last call is 30 min prior; sun-thurs opening at 11am -12am.
Tables/Chairs	10 tables, 8 chairs at the bar
Music	Juke box/Ipod with sound governor.
Security Cameras	20 (one in alley and 2 in front of the front)
Security Personnel	Potentially for Fri/Sat. Will be licensed by NYS
ADA Compliant?	Yes
Employees	20
Capacity	48
Emergency Exits	2
Restaurant Letter Grade	
33rd/34th Precinct	34 th Pct: concerns regarding saturation of liquor licenses.
Community Comments	
Stipulations	(1) Sound governor; (2) meeting with councilman Rodriguez
Notes	(1) Construction is still underway; (2) no intention for sidewalk café; (2) Councilman Rodriguez requests a meeting prior to general meeting. (3) Good neighbor sign
Committee Vote	Yes: AS, SA No: AD, EP Abstain: MD, RC Not Voting: N/A

21. Tuntichart Thai Corp. dba Rain 11 – 1095-1097 St. Nicholas Avenue (at the corner of West 165th Street)

License Type/New or Renewal	
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	Yes (names): No (names): Abstain (names): Not Voting (names):

B. New Business/Adjournment:

Comments:

PUBLIC SESSION NOTES:

1. Support for #1; concerns on the method of operations for Hashi Sushi; #13 license revoked license for 8 violations and police involvement;
2. #20 – saturated with liquor licenses. Request that the Board deny application based on the number of licenses on that strip.
3. Resident concerned about the opening of a liquor shop on Dyckman
4. #12 – hashi was not a good neighbor. Resident lives 4 stories above the restaurant.
- 5.

Community Board 12, Manhattan
Minutes for the Housing and Human Services Committee Meeting
May 1st, 2014 - Main Conference Room
530 West 166th Street – 6th Floor

Committee Members Present (5): Richard Lewis [Chair], Alyce Smith, Jay Mazur, Lorena Jimenez-Castro and Christina Burgess [Public Member].

Committee Members Absent (1): Ayisha Olgivie.

Board Members (5): George Fernandez (Chair-CB12, M). Jason Miller, Osi Kaminer, Kelley Boyd, and Felipe Sanchez

Public (10): Assemblyman Herman D. Farrell, Assemblywoman Gabriella Rosa, Giovanni Puello, (BPM Office), Frank Hess, Juan I. Rosa, Fidel Malena (Community Liaison – Mark Levine’s Office), Jeannie Dubinau (RENA), David Dubinau (RENA), Linda Rosenthal, and Richard Wassley. Other present did not sign in or there was illegible handwriting.

Staff: Paola Garcia

Welcome, Opening Remarks, and the Agenda. Richard Lewis as Chair called the meeting to order at 7:23pm. Meeting was recorded to a digital audio file. Board Members introduced themselves as did members of the public. A quorum was present during the entire meeting. Topics for tonight’s agenda were outlined.

Mayor Bill de Blasio announced the appointment of the new Rent Guidelines Board Chair. She is Ms. Rachel Godsil, an experienced attorney. The next meeting of the Rent Guidelines Board will be held on May 5th. A preliminary vote will be taken at that meeting on the proposed rent adjustments or increases. The other critical meetings are schedule as follows:

Date	Location	Time
Monday, May 5, 2014 Public Meeting (Preliminary Vote)	Alexander Hamilton U.S. Customs House 1 Bowling Green New York, NY 10004	6:00 P.M. <i>Note new start time</i>
Thursday, May 29, 2014 Public Meeting	Landmarks Preservation Commission Conference Room Municipal Building 1 Centre Street, 9th Floor New York, NY 10007	9:30 A.M.
Monday, June 16, 2014 Public Hearing (Public Testimony)	Emigrant Savings Bank Building 49-51 Chambers Street (between Broadway and Centre Street) New York, NY 10007	2:00 - 6:00 P.M.
Monday, June 23, 2014 Public Meeting (Final Vote)	The Great Hall at Cooper Union 7 East 7th Street at corner of 3rd Ave. (Basement) New York, NY 10003	6:00 P.M.

NOTE: The Rent Guidelines Board reserves the right to cancel or reschedule public meetings and amend meeting agendas. These are only Manhattan meeting sites. For other borough sites check the RGB website.

The following documents were presented as resources for the agenda and other items of interest:

- **RENT GUIDELINES BOARD STUFF:**

Rent Guidelines Board Apartment Orders #1 through #45 (1969 to 2014)
<http://www.nycrgb.org/downloads/guidelines/aptorders2014.pdf>
<http://www.nycrgb.org/html/guidelines/apt.html>
Rent Stabilization in New York - NYU Furman Center
http://furmancenter.org/files/publications/HVS_Rent_Stabilization_fact_sheet_FINAL_4.pdf
State of NYC Housing and Neighborhoods – 2012
<http://furmancenter.org/files/sotc/SOC2012.pdf>
http://furmancenter.org/files/sotc/SOC2012_Manhattan.pdf
Rent Guidelines Board Staff Reports – 2014
<http://www.nycrgb.org/html/research/cresearch.html>
The Growing Gap: New York City's Affordability Housing Challenge – April 14, 2014
<http://comptroller.nyc.gov/reports/budget-reports>

- **PUBLIC HEARING STUFF:**

Notice of a Public Hearing
Consideration of a 421a Application (#50298) to the NYC Department of Housing, Preservation and Development (HPD) for a "Preliminary Certificate of Eligibility for Partial Tax Exemption" by HAP (c) Investment Developers, LLC, 167th Street Mazal, LLC, and Goldner Architects for a newly constructed co-operative or condominium located at 446-448 West 167th Street1 (Block 02111, Lot(s) 0097, 0099)

=====
Contractor Info at 446 West 167th Street
NEW BUILDING: 2014-02-06
446 West 167th Street, New York, NY 10032
Work by Danya Cebus Construction
Job number 121181229.
Permit No. 121771207-01-EW-OT-02
Permit No. 121181229-01-NB-03
Permit No. 121423922-01-EQ- FN-04

=====
NYC DOF ACRIS REPORT ON;
446-448 West 167th Street - Block; 2111 Lot: 97, 99
http://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=25
331 East 132nd Street – Bronx, NY – Bruckner By the Bridge Stuff
Block: 2295 Lot: 73 Unit:
http://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=25
http://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=50

=====
Tax Incentives - 421-a Affordable Housing Program
Effective December 28, 2007, the 421-a Affordable Housing Program will not enter into new written agreements generating 421-a negotiable certificates
<http://www.nyc.gov/html/hpd/html/developers/ahp.shtml>
<http://www.nyc.gov/html/hpd/html/developers/421a.shtml>

=====
Revealed 446 West 167th Street
<http://newyorkyimby.com/2014/03/revealed-446-west-167th-street.html#>

=====
421-a Legislation Overview and FAQ
<http://www.nyc.gov/html/hpd/downloads/pdf/421a-FAQ.pdf>

Rent Guidelines Board - Rent Freeze, Rent Rollback or Rent Increase.

Discussion was open on the matter of successive and cumulative rent increases by the NYC Rent Guidelines Board(RGB) Orders from 1968 to the present on rent stabilized apartments. Last year's RGB Order (#45) had rent increases from 4.45% to 7.75% for one and two year leases respectively. Information was presented on the high rent to low income ratio in our

community where 50% of rents exceed \$1,000 (some 40% of them are in the \$1,000 to \$1,499 range) and over 50% of the population living in those units who pay over 50% of their monthly income to rent. Note: HUD standards is usually 30% of one's monthly income is paid in rent. Clearly a minimum wage worker's salary is unaffordable to live and rent in our community.

So we are still in an affordable housing crisis with a slow recovery from our nation's deep recession of 2008 that resulted in lost jobs, high unemployment, and one of our worst financial and banking crisis. We bailed out these financial houses with TARP and other economic incentives.

It was concluded that no known standard for a rollback percent could be justified on economic grounds or determined by any quantitative data and so that issues was dropped from further discussion. It was also concluded that an increase was also no longer justified at least for this year due to already heavy rent burdens that has been placed historically on tenants each year and especially Community Board's 12, Manhattan resolution from last year calling the RGB proposed high range of rent increases "unconscionable."

It is necessary that a resolution be presented to our full board at this time since the RGB will make its final votes on the new rent adjustment in June 23rd. That meeting will happen before our board's general meeting that month. Also in the coming weeks our community board through its chair may want to give testimony as well as get support from other community boards on this matter.

So a rent freeze or a 0% increase was proposed and an a resolution was approved by the HHS Committee with a 4-0-0 vote. The rent freeze resolution included the caveat to opposed any the rent guidelines board May 5th, 2014 preliminary vote on rent stabilized apartment if it did not include anything other than a flat 0% or no rent increase for the proposed RGB Order # 46.

PUBLIC HEARING

421A Tax Exemption Request for a Co-op/Condo ("As of Right " Developer and No Affordable Housing) located at 446-448 West 167th Street – HAP Investors, LLC.

A public hearing was called and due notice was sent to all parties to appear at this HHS Committee meeting and give testimony and review documents. One day before the public hearing Eldad Gothelf, the HAP Investment representative and a company Vice President informed the community board that they would have no representation. So the public hearing proceeded without them.

The 421-a Tax Incentive program is a partial real estate tax exemption for the new construction of multi-family rental housing. Buildings in a defined "Geographic Exclusion

Area GEA)" are not eligible for the program unless they receive governmental assistance and/or agree to keep 20 percent of the units affordable to low-income households. All of Manhattan is now a "GEA".

The tax benefit is a construction period exemption, plus a post-construction exemption of varying lengths from the increase in real estate taxes resulting from the work. The 421-a benefits vary depending on factors such as location, method of construction and if requirements for affordable housing have been met. The State Legislature approved an extension of the 421-a program in June 2013 that will sunset in 2015. The program is administered by HPD and the NYC Department of Finance (DOF). By laws community boards have the power to object to an applicant's eligibility, if they failed to meet certain criteria. It is these criteria of eligibility that the HHS Committee had to wrestle with in its final determination.

The law has been amended many times since its creation under the Lindsay administration. Initially, it was designed as a quasi-kind of economic development or economic stimulus package for its time. One of the significant changes that affect the decision in this hearing is the status of "certificates of eligibility". The 2007 law enacted by the City Council and the Bloomberg administration banned all new "negotiable certificates of eligibility". However, it was silent on the fate of vintage or grandfathered certificates of eligibility. A vintage certificate of eligibility is a certificate that was issued prior to December 28th, 2006.

These certificates are now worth millions of dollars each. It is estimated that there are some 4,000 of them still in circulation or held to secure loan agreements. But the real problem is what they can do when sold, transferred, used and approved by the HPD. Since they were initially issued on the condition that a developer will build affordable housing and eventually completed that project that credit can be transferred to another developer upon their sale. With that process there is no commitment for this new developer to build onsite affordable housing. This vintage certificate now becomes a new negotiable certificate of eligibility that has been banned by the 2007.

So the outright ban on these financial instruments did not end the practice. And that is the case here.

Under Section 6.03 of the 421-a Partial Tax Exemption Law a community board is required to hold a public hearing upon receipt of an application for preliminary certificate of eligibility and make a determination and transmit these findings to HPD in 45 days.

Unfortunately with HPD's approval of a negotiable certificate of any community board is handcuffed conducting a fair, impartial, and open meeting let alone make an objection to any applicant. HPD and HDC's decision to sell HAP Investment, LLC d/b/a West 167th

Street Mazal, LLC a paper corporation in Delaware 39 shares of these certificates would make holding a public hearing ludicrous. Since these sales give the developer credit so that they need not build onsite affordable housing units.

With this financial instrument in hand, aided by HPD/HDC (owners of Bruckner by the Bridge HDC) HAP Investments has applied for a condominium to be built on this site with the NY Attorney General' Office. It would appear that unless our community board fails to object to this applicant's eligibility that luxury housing will be built on this vacant lots for more city tax dollars and the enrichment of HPD, without any onsite affordable housing. In 2012 the leadership of this board specifically met with the former HPD Commissioner over these lots at West 167th Street with support from the Affordable Housing Coalition (AHC) an the Community United for True Affordable Housing (CUTAH) where we are members In fact, there is a CUTAH report on this matter and other vacant lots in Washington heights and Inwood. See <http://www.scribd.com/doc/85041021/Affordable-Housing-in-N-Manhattan> and Pols and Community Leaders Call for More Affordable Housing Uptown <http://www.dnainfo.com/new-york/20120312/washington-heights-inwood/pols-community-leaders-call-for-more-affordable-housing-uptown>

The HHS Committee believes this entire process by HPD/HDC with the sale and transfer these negotiable certificates of eligibility with no commitment to build onsite affordable housing is not only pre-emptive, but is arbitrary and capacious and violates the Open Meetings Law , the City Charter for Community Boards, as well as the bylaws and prior resolutions of our own board.

Assembly Herman D. Farrell expressed his disappointment about the plans of this luxury housing developer objected to his 421-a application for a partial tax exemption and would make his case in writing.

On another note State Senator Adriano Espaillat and Assemblywoman Gabriella Rosa each voted against the 421-a law's extension in 2013. Later in the year in a letter to the Governor several legislative leaders wanted this legislation be rescinded or repealed by the Governor when the case surfaced about tax benefits in millions of dollars being awarded to One57,the luxury 90 story condominium on West 57th Street. "State lawmakers to Gov. Cuomo: Help us repeal luxury housing development property tax breaks - 5 luxury projects got 421-a tax abatements, including One57, a 90-story luxury tower that reportedly sold two penthouses for \$90 million each."

Read more: <http://www.nydailynews.com/news/politics/state-lawmakers-gov-cuomo-repeal-luxury-housing-property-tax-breaks-article-1.1408146#ixzz32uNdfM1v>

So a resolution was passed to strongly object to this luxury developer building luxury housing on this site and receive tax exemptions with no onsite affordable units being built and to deny his a certificate of eligibility forthwith for any 421-a tax exemptions. Given the short time left a fax and a hard copy of the committee's findings and determinations will be sent. The resolution passed 6-0-0.

Discussion on the Planned Legal Empowerment Series on Housing.

The committee discussed details for each of the three sessions on the Legal Empowerment Series on Housing that will take place on May 17th, 2014 at the Library in Isabella Geriatric. The Flyer for the event was released. The program guide will be released shortly.

Session One: Your Legal Expectations of Renting or Owning Property.
(9:00AM to 10:30AM)

Session Two: What Legal Changes to Expect During the Lease Term or Contract Period. (10:30AM to Noon).

Session Three: Tenants Rights and Responsibilities and Co-op/Condo Governance.
(1:00PM to 2:30PM).

There will be a key organizing and concurrent session for residents, tenants, and owners where a folder will be prepared to help them organize documents related to their apartment rentals and or condo or co-op acquisition. Key to rent regulated tenants is to find out their apartment rental history from HCR. A form will be provided for these purposes. We also plan to have attorneys present as panelists.

The meeting was adjourned at 9:35pm.

Respectfully submitted by,
Richard Lewis, Chair - HHS Committee
May 1st, 2014

LAND USE COMMITTEE - MEETING MINUTES

May 7, 2014

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
Tamara Rivera
Steve Simon
Jason Miller

Committee Members Absent

Isaiah Bing

Board Members Present

Arlene Schulman
Osi Kaminer

Public Member Present

Vivian Ducat

Public Member Absent

Staff: Debra Blow

Guests: Brian Baldor, Kaja Kuhl, Mary Anderson, Rita Gorman, Rachel Naylor, Bryan Gerace, Barbara Frazier

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 and guests. He stated that two members of the Committee, Jim Berlin and Dulce Bueno, were not reappointed to the community board and that they will be missed. He provided an update on the status of the application before the Landmarks Preservation Commission ("LPC") concerning 434 West 162nd Street noting that the owners have advised that they no longer intend to move forward with the proposed bulkhead, which was the cause of concern to neighbors and LPC commissioners. He also reviewed the Executive Summary (the "Summary") from Housing New York: A Five Borough, Ten- Year Plan, noting that the plan created by the de Blasio administration contains a number of goals and objectives that the Committee and Manhattan Community Board 12 ("CB12-M") have supported in the past and recommended that the Committee review the Summary and consider passing a resolution supporting it at the June Land Use meeting
2. Kaja Kuhl and Brian Balder of Columbia University's Graduate School of Architecture, Planning and Preservation ("GSAPP") met with the Committee to discuss GSAPP' Five-Borough Urban Design Studio and the possibility of CB12-M through Land Use working with it as a community partner. Wayne noted that Kaja formerly work with the Department of City Planning ("DCP") and previously worked with Land Use on the Sherman Creek Study. Kaja stated that the studio is a three-semester program that has 50 students from all over the world, It o will begin this summer. In order to ground the studio work in the realities of New York City's communities, community partners are sought who can help the students to understand local issues and community dynamics and in turn can benefit from the work undertaken by the studio. Many potential projects were discussed such as continued work on contextual zoning, infill development, affordable housing proto-types, and decking over the 207th Street train yard to create a site for new mixed-use development. It was agreed that the Committee would give further consideration to the potential projects and provide Kaja with feed-back and that Kaja would review the potential projects with her students and advise the Committee of which they are interested in pursuing.
3. Land Use member Steve Simon advised the Committee that the owner of the gas station site located at Amsterdam Avenue between West 180th and 181st Streets advised the Health and Environment Committee that it has submitted an application to have the site included in the City's

Brownfield Clean-up Program, is planning to redevelop the site as a mixed-use (commercial and retail) project and anticipates meeting with Land Use once plans are more developed. Wayne stated that the site is one of the C8-3 sites that CB12-M has asked DCP to rezone and that he and Ebenezer met with the owner about a year ago.

4. Committee member Steve Simon also inquired about the status of SoBro's BSA application for its Fort George Hill project. Wayne stated that he routinely asks Ebenezer to follow up with BSA on this matter and that as of early-April was advised that BSA has not taken any action on the application. Community Resident Barbara Frazier brought to the attention of the Committee that she attended a public hearing held by BSA on May 6, 2014 at which SoBro's application was considered. She stated that she found out about the hearing at the last minute and alerted some of her neighbors. She further stated that at the hearing the resolution passed by CB12-M in opposition to the project was not discussed or acknowledge and that the representatives of SoBro down-played the concerns raised by CB12-M, indicating that Land Use did not really understand the project and that technical difficulties with their laptop and PowerPoint projector at CB12-M's December 2013 General Meeting prevented them from adequately presenting the project. Ms. Frazier further stated that she provided testimony at the hearing against the project and presented BSA with a notarized petition signed by 64 local residents objecting the project's floor area, foot print, maximum base height, maximum building height and to local street parking issues that will exacerbated by the project. She advised the Committee that BSA did not vote on the application, left the record open until June 10th for further comments and consider the application again at its June 17th public hearing. Wayne thanked Ms. Frazier for bringing this important information to the Committee's attention and said he would follow up with the District Manager to find out why the Committee was made aware of the BSA May 6th hearing and to clarify the extent of communication with BSA since early-April and with the Chair of CB12-M to re-state to BSA the objections outlined in the resolution passed in December 2013 and to express our objection to not being informed about the May 6th hearing at which the SoBro application was considered. He also stated that Land Use met with SoBro many times over five or more years to discuss its proposed Fort George Hill project and said that he would suggest to the Chair and District Manager that CB12-M that the resolution passed in December 2013 concerning SoBro's BSA application be forwarded to Borough President Gail Brewer's Land Use /Planning Director.
5. After further discussion the Meeting adjourned at 9:20 PM.

Respectfully submitted by Wayne Benjamin

Traffic and Transportation Committee Meeting

May 5th 2014

Attendance: Committee Members - Edith Prentiss, Karen Arthur, Anita Barberis, Yosef Kalinsky.
Absent – Ellen Kackman.

Board Members - Maurice Owen-Michaane

Public Members - Mary Anderson, Deidre Parker, PO Melendez, Aurash Khawarзад (WEACT Environmental)

Meeting started at 7:05pm

- Discussion on BX buses laying over at GWB bus terminal during construction
 - Representatives from PA and construction developer could not attend the meeting
 - Diedre Parker – speaking on behalf of MTA – buses starting in the Bronx terminating at GWB are not supposed to be laying over during construction on 179th between Ft. Washington and Broadway
 - Edith – attests that the reality is that the buses are indeed laying over on Ft. Washington and not in the designated space on 179th Street between Wadsworth Avenue and Ft. Washington. Mrs. Parker said she would investigate the matter further.
 - Diedre Parker – Starting in June the passageway to the subway will be blocked off for the duration of the construction period. Signage by PA should hopefully go up soon, telling passengers to use the exits to the street.
 - Bus stops on Broadway between 178th St. and 179th St. will be moved down the block to accommodate the construction phases in that location
 - We hope to continue this conversation with PA, PD 33rd and 34th
 - PO Melendez from the 33rd will report back to his Officer Greene about the traffic issues near GWB due to the layover and construction

- Aurash Khawarзад – brought up some environmental issues related to the GWB terminal construction with air quality monitoring and community space at the new terminal.
 - We would need to go to the executive committee to see if CB12 would like to partner with WEACT on this. Obviously funding is needed to monitor the air

quality and discussion have commenced with CM Rodriguez. Steve Simon from Health and Environment committee should be included in this discussion.

- Edith – news update – 50% of taxis (7,500) will be accessible by 2020. We will find out about the green taxis later this week. We'd like to know what can happen in terms of subways being more accessible as well by 2020.
- Issues to revisit in June:
 - Retaining walls
 - Cabrini
 - Between PI and GWB
 - Bridge entry to 181st Park at Riverside Drive
 - Pot holes
 - Follow up with Josh from DOT from old resolutions update
 - Vision Zero
 - Green Market

Meeting adjourned at 8:40pm

Committee for the Concerns of the Aging
Minutes of Meeting – Tuesday, May 12, 2014
530 West 166th Street, New York, New York 10032

CB 12 Members:

Present: Gloria Vanterpool, Chair, Betty Lehmann, Assistant Chair, Edgar Nau, Liliana Saneaux, Norma de Candido (Public Member)

Absent: Shahabudden Ally, Lorenzo McGougan, Glenda Swanson-Massa (Public Member)

Public Attendees: Bernice Perez (Social Work Manager, ElderServe CHHA). Mary Anderson, Giselle Mejia (City Harvest), Jim McNiff, Roberto Reyes Jr., (Latino Outreach Manager, Alzheimer's Association), Police Officer Sharon Robinson-Hewitt (33rd Precinct Community Affairs), Zamira Setaro (Outreach & Education, Con Edison)

1. Welcome and Introductions were made – especially for the newcomers

Bernice Perez – Social Work Manager, ElderServe Certified Home Health Care (CHHA)
newly located on the 3rd floor of this building

Roberto Reyes, Jr. (Latino Outreach Manger, Alzheimer's Association, NYC)

2) Presentation by Community Affairs Police Officer Sharon Robinson-Hewitt – 33rd Precinct:

A) She announced the following planned events:

Night Out Against Crime – August 5th

Unity in the Heights – August 24th

B) She explained that the next Community Council meeting will take place
on May 28th at the Oasis Church 141 Audubon Avenue (corner of 172nd St)

C) The Citizens Police Academy is accepting applications for a 14 week program
to train civilians in policing strategies. The course meets once a week
from 6pm to 9pm and civilians have a chance to ride around with the
police to learn about what goes on in policing the community.

D) The Police Department is accepting applications for the Youth Explorers
Summer Program. The program is for youths between the ages of
14 to 20. Officer Robinson-Hewitt indicated that there have been
few applications from Northern Manhattan and indicated a desire
to generate more interest. Betty Lehmann offered to share an
excel mailing list of guidance counselors within all the local high
schools so that the Precinct can reach out to each school with
recruiting information. She was also referred to the Youth and Environment Committee
and in particular to Chairperson Fe Florimon.

**3) A discussion ensued about what techniques the community is using to handle
EDP's (emotionally disturbed persons).** Officer Robinson-Hewitt described
what techniques the Police will typically use. Further discussion surrounded

how other community organizations can assist in this effort. A recommendation was made to explore this topic with the Health & Environment Committee and the Public Safety Committee of CB 12 to see whether a CB 12 conference might be held on the topic of "Managing Unpredictable Behavior".

4) **Roberto Reyes** discussed the latest efforts by the NYC chapter of the Alzheimer's Association to assist families in coping with family members with dementia. He indicated that \$1 out of every \$5 in healthcare dollars is spent on treating dementia and that it currently costs \$150 billion per annum. Only \$566 million is spent each year on research and about \$288 billion in care is provided by family caregivers.

He indicated that \$122 million had been cut from the federal budget for research to cure/treat dementia and requested that we consider advocacy to support a repeal of this cut. He asked that we support the Alzheimer's Association in their efforts. We told him we would take that under advisement.

Mr. Reyes did not have specific facts regarding the incidence of dementia in CB 12 but indicated that he will return with more specific neighborhood information in a future meeting. He did indicate that there are 25,000 persons in NYC wearing the medic alert bracelets (Safe Return Program).

The topic of dementia - and its side effects in behavior - was also referred to in the discussion about a forum on "Managing Unpredictable Behavior".

5) **Other committee Reports:**

Betty Lehmann and Liliana Saneaux provided a summary of what had taken place at the Health & Environment Committee meeting and the Public Safety Committee.

Announcements:

Mary Anderson announced that on June 17th there will be a "Storm the Palace" event at the United Palace Theater and handed out fliers to that effect.

Mary Anderson informed the committee of the closure of the "Time Bank" Program by VNS. VNS indicated that they can no longer fund the program and no other organization has come forward to pick up the funding piece.

Mary Anderson will continue to conduct English Conversation classes. She had been doing these classes as part of the Time Bank Program and will continue to do so despite the dissolution of Time Bank.

Betty Lehmann announced three upcoming events at Isabella:

May 15 - McFadden Scholarship Dinner

May 20 - Older American's Month Education Day

July 24 - Isabella Summerfest and fundraising Carnival

The next meeting is scheduled for Tuesday, June 10th at 10:00am at 530 West 166th Street.

Respectfully submitted:

Betty Lehmann

May 19, 2014

**Community Board 12, Manhattan Parks & Cultural Affairs Committee Meeting
Columbia University Muscota Marsh & Campbell Sports Center / May 6, 2014**

Committee members present: Mitchell Glenn, Chair; David Kach; Richard Lewis; Liz Ritter; Juan Mejia.
Additional Board Members present: Osi Kaminer, Maurice Owen-Mickaane. Felipe Wityk Sanchez

Community Members present:, David Van, Anina Young, Roger Meyer, Kirsten Norderval, Nancy Bruning, James Addiss, Barbara Clark, Chris O'Sullivan, Bob Clark, Kevin McKeon, David Brodherson, Leslie Xema, Libby Howland, Sheila Massey, Robert Bussello, Davis Hall, Perseval Barley, Gail Addiss, Carole Mulligan, Jonathan Spencer, Steve Hansen, <illegible> Spencer, Jacqueline Rosen, Paul Kittas, Elizabeth Sheriden, Sally Fisher, Jennifer Hoppa (NYC Department of Parks & Recreation).

Mitchell Glenn, Chair, called meeting to order at 7:14pm, remarking that it was appropriate to have a meeting of the Parks & Cultural Affairs Committee in a park. The first order of business was a discussion of Columbia University's Muscota Marsh, build in satisfaction of the public waterfront access requirement in exchange for developing a large parcel of waterfront property. In a presentation by Gail Addiss and related lively discussion of same, the following were noted:

- The acreage of the Muscota Marsh is well under the legal threshold for public access as compared to the size of the developed parcel. Also there are concerns as to what additional development might occur which public access would be satisfied prospectively by this small park. The Parks Department representative noted that this was a process undertaken and approved by the City Council and the City Planning Department, and is outside of the Board's purview at this point.
- The plantings are unestablished and the placement of protective barriers, both for the plantings, and for the water's edge, are unattractive and apparently haphazard. The Parks Department representative stated that these are temporary, to protect the plantings and the public. Once the plantings, placement of which were delayed by Hurricane Sandy, are established, the storm fencing and protective ribbons will be removed. Placement of unsightly orange plastic barriers was a temporary measure during the winter; these will be replaced by something more attractive and fitting to the site.
- The safety plan for the park is unclear. Although CU has agreed to responsibility for the Muscota Marsh, it is not clear how this will be integrated into safety/enforcement for the adjacent, and much larger, Inwood Hill Park. DPR representative noted that it is the agency's hope that a significant portion of the \$300,000 promised to the community by CU would be used for dedicated Parks Enforcement Patrol officers.
- It also is unclear what are the various agreements governing the use of the park and the dock. These are subject to an Agreement signed by CU President Lee Bollinger, but not co-signed by any community party, in April, 2011. A copy of this is to be placed on-line, on the CB12 website so that the public easily can access it. The use of the dock is subject to an Agreement between CU and the Parks Department; the DPR representative stated that this is available online at the DPR website, as are the many concession agreements that DPR has with other community groups for this and other parks, e.g., New York Restoration Project, Inwood Little League, Inwood Canoe Club, La Marina, etc. The Committee Chair agreed to make the link available on CB12's website.
- The public used to be able to access the bathrooms in the tennis bubble; this is important as there are limited public sanitary facilities in Inwood Hill Park. The placement of a fence outside of the Bubble renders the entrance unwelcoming and suggests that the facility (and its restrooms) is not available to the public.

- Although not strictly related to the Muscota Marsh itself, the issue of ADA access to the football stadium during games, as well as public access to the track also were raised. CU stated that the hours of public use of the track are posted, although these do change seasonally according to the use by student athletes. They agreed to provide ADA access to the stadium during games.
- There was some discussion of the lights on the stadium, which stay on even after athletes leave the field. CU responded that the lights are timed and go off by 10pm.
- The meeting moved over to the actual dock, where there was an extensive discussion as to permitted use of same. There are a gate and chain at the top of the dock indicating that access is by permit only, and that those without a permit may not be on the dock for any reason, even if they are not launching a craft. Many people found this requirement unreasonable; DPR stated that a seasonal permit granting access not only this dock but to every public DPR dock in the City is easily obtainable at nominal cost. She further stated that the permit is necessary as the application includes a liability waiver and the certification of knowledge of certain water rules, regulations, responsibilities and safety standards, as well as a statement with regard to the applicant's ability to swim.

As it was becoming dark, the meeting briefly adjourned to move inside to the Campbell Sports Center.

Jennifer Hoppa / monthly update of DPR projects: Based on additional feedback in line with last month's meeting, Ms. Hoppa reiterate that DPR is working with La Marina to clarify the limits of what is allowed and to make sure that La Marina complies. There are traffic issues that need work, and revenue adjustments to be made. Parks wants to solve those for the benefit of the community. (See discussion below under Old Business.) In addition she reported:

- The Inwood Nature Center was devastated by Sandy; DPR still is working with FEMA on coverage of repairs to same. Entrance to the bathroom has now been segregated from the main entrance to the center so that the bathrooms might remain open even after the Center has closed, and can be locked/unlocked by PEP officers or other DPR personnel, rather than having to rely on the Park Rangers. The Rangers are located temporarily at the Payson Playground Education Center during the Nature Center's renovation.
- Highbridge Park Rec Center grand re-opening next week; it's had a significant renovation which not only placed changing rooms on the pool deck for use during the summer, but bridges the two sections of the center, and opens up the interior use for 4-season use. This is also helpful in attracting a concessionaire for the proposed use of the pool as an ice rink during the winter.
- Drums Along the Hudson: June 1st in Inwood Hill Park's Gaelic Field, 11am-6pm, rain or shine.
- "It's My Park!" Day for planting & clean-up in Ft. Tryon Park on May 17th, and at parks throughout the District during the month of May.
- Isham Park water service project will be starting at the end of the month. The capital contract involves several work areas: along Seaman Ave. & Isham St.; at Seaman & 214th; the Isham Alley at 212th St.; up along the perimeter of Bruce's Garden at Park Terrace East and PTE Circle. (No work will take place inside of Bruce's Garden itself); the Family Memorial Bench Circle; and the bluestone circle area on the upper lawn. DPR is working with the local Girl Scout troop in the Alley to transplant plants so that they won't be compromised during the Alley's water-line and drainage installations. DPR ardeners will also be moving some shrubs at Seaman/Isham & Seaman/214th to new locations to make room for backflow preventers (RPZs) as required by DEP for water service. As part of this contract, DPR identified four storm-damaged trees that are dying and/or destabilized and will need to be removed. These are invasive Norway Maples on the slope up from 212th St. which some members of the community have long requested be removed due to their potential danger. One other tree slated for removal is the shaft of a dead black locust (no branches or leaves). Several new trees are or will be planted along the Seaman

Avenue perimeter of Isham Park, as part of DPR's street tree planting contract, and replacement trees have been planted along Park Terrace West.

- The Harvest Dome was the subject of a photo essay/article in the May issue of "Dwell" Magazine, and received a 2014 award from same.
- Reminder regarding the kick-off for NoMAA's 11th Annual Uptown ArtStroll will be in Highbridge Park on Thursday, May 29th, 6pm-8:30pm

Nancy Bruning / free fitness opportunities in Northern Manhattan Parks There are many free exercise opportunities in our local parks, including a Tuesday/Thursday/Saturday morning fitness walk in Fort Tryon Park funded by the Ft. Tryon Park Trust; a Monday/Wednesday morning yoga walkabout in Inwood Hill Park. Hike the Heights is coming June 7th, to coincide with National Trails Day. Groups will start at Central Park West & W. 110th Street and at the RING(Broadway/Dyckman/Riverside) and converge at the water tower in Highbridge Park. Green Gym Day is the following Day, June 8th, with a walk beginning at CPW & W. 110th Street and going all the way to the RING.

Old Business: La Marina There was a brief discussion of capacity issues and a request to clarify the number of permits, the permitting agency, the capacity granted by each permit and whether these are cumulative or if one permit limits another. There also was continued discussion of the need for better control of traffic and noise emanating from La Marina. It was the sense of the room that the presence of a business at the end western terminus of Dyckman Street is better for public safety than an empty lot, and that it would be detrimental to return to the days of that being a vacant property, but that capacity issues must be resolved in a way that enables the business to thrive while not having a negative impact on the peace/quiet of a largely residential area. Specifically there was concern with the number, frequency and size of proposed special event permits at La Marina during the summer. Rather than pass a resolution limiting the venue to a specific number of events, it was suggested that the Committee and Board Chair write a letter to the DPR Commissioner and Revenue Division (with copies to La Marina, C/M Rodriguez, and C/M Levine in his capacity as Council Parks Committee Chair) stating CB12's concern with regard to noise and traffic.

New Business: WHIN & DINE 10-day initiative to encourage dining out in Washington Heights & Inwood. Many restaurants are offering a \$26.95 *prix fixe* 3-course meal special from May 12th – May 23rd as an effort to introduce their cuisine to new diners, and to encourage residents of and visitors to enjoy Northern Manhattan many fine dining options.

The meeting adjourned at about 8:45pm.

Respectfully submitted: Liz Ritter