



## Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. 6<sup>th</sup> Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

George Fernández Jr. - Chairman  
Ebenezer Smith, District Manager

September 26, 2014

Mr. Christopher Thompson  
Executive Director  
Community Options  
350 Fifth Avenue Suite 2622  
New York, NY 10118

Hon. Kerry Delaney, Acting Commissioner  
NYS Office for People with Developmental Disabilities(OPWDD)  
44 Holland Avenue  
Albany, NY 12229

Re: 456 W 167th St. Units 2E and 4E

Dear Mr. Thompson & Acting Commissioner Delaney:

At the General Meeting on Tuesday, September 23, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (21)In favor, (9)Opposed, (4)Abstain, objecting to Community Option's plan to place three clients in a condominium located in 456 West 167th St. (Units 2E and 4E) based on the fact that no determination of the unit safety and sanitary conditions could be made.

**Whereas:** Community Options, Inc. in conjunction with the NYS Office of People with Developmental Disabilities (OPWDD) informed Community Board 12, Manhattan (CB12, M) on June 24<sup>th</sup>, 2014 of its intent to establish and place three clients each in two separate community residences in a condominium located in 456 West 167<sup>th</sup> Street (Units 2E and 4E) New York, NY 10032; and

**Whereas:** Community Options, Inc. agreed and informed the board during its summer recess to waive its rights as required by the Mental Health Law Section 41.34 beyond the forty-five day determination period CB12M's Housing and Human Services Committee held a public hearing on September 4<sup>th</sup>, 2014 and Community Options, Inc. presented their plans and answered questions Housing and Human Services Committee and the public regarding the proposed facility; and

**Whereas:** Community Options, Inc. is in search of a new home for its developmentally disabled clients, who have aged out of a residential juvenile educational facility and who wish to reside in the community for the rest of their lives, fully accessible to normal life-enriching experiences close to their families and friends, and each person living in this purposed community residence will attend a day habilitation program or work each weekday; and

**Whereas:** Community Options testified that these clients ages 19 to 23 will be supervised by residential OPWDD certified staff 24hours a day at the residence, who prepare daily meals, consult with senior managerial staff and nursing services to ensure that residents take care of themselves, and provide recreational activities in the evenings and on weekends; and

**Whereas:** The HHS Committee requested Community Options, Inc. to complete and notarize a detailed five page "OPWDD Placement Information Request" form so that the HHS Committee could make reasonable findings and make determinations regarding the safety and habitability and ADA Compliance of the proposed placement living

spaces, all these efforts exposed a lack of transparency, due diligence and completeness by Community Options, Inc; and

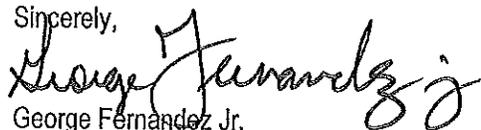
**Whereas:** The applicant failed to provide the requisite listing of existing OPWDD-supported facilities in our community so that the committee could reasonably and properly evaluate the application, and this is basic and necessary information that state law requires be provided to the community board; and

**Whereas:** Community Options primary defense was a request to trust that any unit they acquire would be made safe with no habitation or ADA compliant issues the HHS Committee expresses concerns given this organization's testimony on these units was absent at the public hearing and no material evidence such as architectural renderings presented suggests that the acquisition of these units are no more than conjecture; now therefore be it

**Resolved:** CB12M objects to Community Option's speculative plan to place three clients each in two separate community residences in a condominium located in 456 West 167<sup>th</sup> Street (Units 2E and 4E) New York, NY 10032 based on Mental Health Law Section 33.02 and the fact that no determination of the units safety and sanitary conditions could be made; and be it further

**Resolved:** Community Options, Inc. may re-submit this OPWDD Placement without prejudice and request another public hearing with a revised and completed plan including detailed certified architectural drawings with dimensions, all ADA compliance and remediation these units, and any legal issues associated with the condominium's board of manager's approval of the contract of sale and other timely notices.

Sincerely,



George Fernandez Jr.  
Chair

cc: Hon. Bill de Blasio, Mayor  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Letitia James, Public Advocate  
Hon. Scott Stringer, Comptroller  
Hon. Adriano Espaillat, State Senator  
Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member



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Mr. Christopher Thompson  
Executive Director  
Community Options  
350 Fifth Avenue Suite 2622  
New York, NY 10118

Hon. Kerry Delaney, Acting Commissioner  
NYS Office for People with Developmental Disabilities(OPWDD)  
44 Holland Avenue  
Albany, NY 12229

Re: 2360 Amsterdam Avenue 1 (PH1)

Dear Mr. Thompson & Acting Commissioner Delaney:

At the General Meeting on Tuesday, September 23, 2014 Community Board 12-Manhattan passed the following resolution with a vote of (21)In favor, (9)Opposed, (4)Abstain, objecting based on Mental Health Law Section 33.02 to Community Option's Inc. proposed plan to place up to four persons with developmental disabilities in a community residential facility to be located in PH1 at 2360 Amsterdam Avenue.

**Whereas:** Community Options, Inc. in conjunction with the NYS Office of People with Developmental Disabilities (OPWDD) informed Community Board 12, Manhattan (CB12, M) on June 24<sup>th</sup>, 2014 of its intent to establish and place four clients in a community residence in a condominium located in Penthouse 1 (PH1) at 2360 Amsterdam Avenue, New York, NY 10032; and

**Whereas:** Community Options, Inc. agreed and informed the board during its summer recess to waive its rights as required by the Mental Health Law Section 41.34 beyond the forty-five day determination period CB12M's Housing and Human Services Committee held a public hearing on September 4<sup>th</sup>, 2014 and Community Options, Inc. presented their plans and answered questions from the Housing and Human Services Committee and the public regarding the proposed facility; and

**Whereas:** Community Options, Inc. is in search of a new home for its developmentally disabled clients, who have aged out of a residential juvenile educational facility and who wish to reside in the community for the rest of their lives, fully accessible to normal life-enriching experiences close to their families and friends, and each person living in this purposed community residence will attend a day habilitation program or work each weekday; and

**Whereas:** Community Options testified that these clients ages 21 to 28 will be supervised by residential OPWDD certified staff 24hours a day at the residence, who prepare daily meals, consult with senior managerial staff and nursing services to ensure that residents take care of themselves, and provide recreational activities in the evenings and on weekends; and

**Whereas:** The HHS Committee requested Community Options, Inc. to complete and notarize a detailed five page "OPWDD Placement Information Request" form so that the HHS Committee could make reasonable findings and make determinations regarding the safety and habitability and ADA Compliance of the proposed placement living

spaces, all these efforts exposed a lack of transparency, due diligence and completeness by Community Options, Inc; and

**Whereas:** **Whereas:** The applicant failed to provide the requisite listing of existing OPWDD-supported facilities in our community so that the committee could reasonably and properly evaluate the application, and this is basic and necessary information that state law requires be provided to the community board; and

**Whereas:** A number of the building's current resident-owners at the public hearing testified and corroborated the building's problems of the building and the units; and

**Whereas:** Community Options primary defense was a request to trust that the unit's and the properties' safety and habitation issues would be addressed the HHS Committee expresses concerns given the very preliminary effort made by this organization to discover the condominium's legal issues and property conditions *in situ*, transparency, and the lack of material evidence that this organization presented at the public hearing; now therefore be it

**Resolved:** Objecting based on Mental Health Law Section 33.02 to Community Option's Inc. proposed plan to place up to four persons with developmental disabilities in a community residential facility to be located in PH1 at 2360 Amsterdam Avenue, New York, NY 10032; and be it further

**Resolved:** Community Options, Inc. may re-submit this OPWDD Placement without prejudice and request another public hearing with a revised and completed plan including detailed certified architectural drawings with dimensions, all ADA compliance, not limited to but including the penthouse stairs, the terrace, and remediation of the unit and legal issues associated with the condominium's board of managers approval of the contract of sale and other timely notices.

Sincerely,

  
George Fernandez Jr.  
Chair

cc: Hon. Bill de Blasio, Mayor  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Leitia James, Public Advocate  
Hon. Scott Stringer, Comptroller  
Hon. Adriano Espaillat, State Senator

Hon. Bill Perkins, State Senator  
Hon. Herman D. Farrell, Jr., Assembly Member  
Hon. Gabriela Rosa, Assembly Member  
Hon. Ydanis Rodriguez, Council Member  
Hon. Mark Levine, Council Member



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George Fernández Jr. - Chairman  
Ebenezer Smith, District Manager

September 29, 2014

Hon. Polly Trottenberg  
Commissioner  
NYC Dept. of Transportation  
55 Water Street 9<sup>th</sup> Fl.  
New York, NY 10041

Mr. Patrick Burke  
Assistant Vice President  
of Capital Projects  
Columbia University Medical Center  
650 W. 168th Street  
New York, NY 10032

Hon. Steve Corwin, President  
CEO - New York Presbyterian Hospital  
177 Fort Washington Avenue  
1st Floor  
New York, NY 10032

Dear Commissioner Trottenberg, Mr. Burke & President Corwin:

Please be advised that at the General Meeting Tuesday, September 23, 2014 Community Board 12 Manhattan passed a resolution by a vote of (33) In Favor, (0) Opposed, (1) Abstain, supporting the proposed initial phase of upgrading the CUMC and NYPH streetscape recommending that the benches be placed near security booths for enhanced security.

Whereas: Columbia University Medical Center (CUMC) and New York Presbyterian Hospital (NYPH) jointly play a central role in the Washington Heights and general NYC community as a healthcare provider and educational center; and

Whereas: CUMC and NYPH would like to provide a more attractive streetscape and sidewalk presentation for community residents and visitors to the area; and

Whereas: CUMC and NYPH have worked together with DOT and DDC in order to create a proposal for ways to enhance the beautification of the area and in addition to provide greater safety for pedestrians; and

Whereas: CUMC and NYPH presented an initial "Phase #1" for the upgrade to the streetscape which begins near the 168<sup>th</sup> Street subway station, referred to as the "gateway" to the campus; and

Whereas: Elements of the upgrade include adding bike racks, safer curbs, planters, and benches; now therefore be it

Resolved: CB12M supports the proposed initial phase of upgrading the CUMC and NYPH streetscape, and be it further

Resolved: That CB12M recommends that the benches be placed near security booths for enhanced security.

Thank you for your assistance in this matter. We look for a favorable response to our request.

Sincerely,

George Fernandez, Jr.  
Chair

CC: Hon. Bill de Blasio, Mayor  
Hon. Gail Bower, Manhattan Borough President  
Hon. Letitia James, Public Advocate  
Hon. Scott Stringer, Comptroller

Hon. Charles B. Rangel, Congressman  
Hon. Bill Perkins, NY State Senator  
Hon. Adriano Espaillat, NY State Senator  
Hon. Herman D. Farrell, Jr., Assm. Member

Hon. Ydanis Rodríguez, Council Member  
Hon. Mark Levine, Council Member  
Hon. Margaret Forcione, Man. Boro Comm.  
Edwin Marshall, NYC Dept. of City Planning



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September 29, 2014

Hon. Polly Trottenberg  
Commissioner  
NYC Dept. of Transportation  
55 Water Street 9<sup>th</sup> Fl.  
New York, NY 10041

Hon. Margaret Forgiione  
Manhattan Borough Commissioner  
NYC Dept. of Transportation  
59 Maiden Lane 37<sup>th</sup> Fl.  
New York, NY 10038

Dear Commissioner's Trottenberg & Forgiione:

Please be advised that at the General Meeting Tuesday, September 23, 2014 Community Board 12 Manhattan passed a resolution by a vote of (33) In Favor, (1) Opposed, (0) Abstain, supporting the installation of the Patriot artwork project at the 187<sup>th</sup> Step Street.

Whereas: The West 187<sup>th</sup> Step Street between Ft. Washington Avenue and Overlook Terrace is traversed daily by many local residents; and

Whereas: The "Patriot Project" was presented by the DOT art program whose goal is to enhance the beauty of the streets with attractive artwork; and

Whereas: The specific project was designed in order to honor the 2,838 soldiers who lost their lives in the Battle of Fort Washington in this very area who fought for our country's independence with a ribbon made up of blue and red paint; and

Whereas: The project was scheduled to begin subsequent to the presentation to the committee and had since been completed and will stay for the duration of a year, with periodic repainting to be done due to harsh weather conditions; now therefore be it

Resolved: CB12M supports the installation of the Patriot artwork project at the 187<sup>th</sup> Step Street.

Thank you for your assistance in this matter. We look for a favorable response to our request.

Sincerely,

George Fernandez, Jr.  
Chair

cc: Hon. Bill de Blasio, Mayor  
Hon. Gail Bower, Manhattan Borough President  
Hon. Leitia James, Public Advocate  
Hon. Scott Stringer, Comptroller

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Hon. Mark Levine, Council Member