



## Community Board 12 - Manhattan Washington Heights & Inwood

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

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George Fernández Jr. - Chairman  
Ebenezer Smith, District Manager

December 16, 2015

Mr. Joseph M. Pancari  
Executive Vice President, COO  
Cerebral Palsy Associations of NYS  
330 West 34<sup>th</sup> Street  
New York, NY 1000-2488

Dear Mr. Pancari:

Please be advised that at the General Meeting Tuesday, Nov.24, 2015 Community Board 12 Manhattan passed a resolution by a vote of (29) In Favor, (0) Opposed, (0) Abstain., offering no objection to The Cerebral Palsy Association of New York State's proposed plan to place up to nine (9) males with developmental disabilities in an Individualized Residential Alternative facility to be located in Units 2B (5 persons) and 3B (4 persons) at 2183 Amsterdam Avenue, New York, NY 10032; and requesting that The Cerebral Palsy Association of New York State to establish an onsite residential advisory committee to facilitate meaningful liaison and to commit itself to a good-faith effort to meet regularly with community residents.

**Whereas:** The Cerebral Palsy Association of New York State (CPA) in conjunction with the NYS Office of People with Developmental Disabilities (OPWDD) informed Community Board 12, Manhattan (CB12M) on September 30<sup>th</sup>, 2015 of its intent and request approval to place nine (9) developmentally disabled males in Individualized Residential Alternative (IRA) facilities in Units 2B and 3B of a twelve unit rent regulated building located at 2183 Amsterdam Avenue, New York, NY 10032; and

**Whereas:** On November 5<sup>th</sup>, 2015 the CB12M's Housing and Human Services Committee (HHS) held a public hearing as required by law and The Cerebral Palsy Association of New York State presented their plans and answered questions posed by committee members and the public regarding the proposed placement facility and their client's history; and

**Whereas:** The Cerebral Palsy Association of New York State is in search of a new home for its developmentally disabled clients, who wish to reside in the community for the rest of their lives, enjoy the benefits of fully accessible to normal life-enriching experiences close to their families and friends, and each person living in this purposed IRA will attend a day time rehabilitation program or work each weekday; and

**Whereas:** The Cerebral Palsy Association of New York State has deemed the site suitable for use as an IRA facility and has entered into a leasing arrangement to rent these apartments from the owner, Northern Manhattan Inwood Coalition (NMIC) and has certified that the apartment is ADA-compliant generally and or will bring it into compliance for this type of facility; and

**Whereas:** Clients will be supervised on site by 1199 union certified OPWDD "Direct Support Professionals" with two per unit shift staffs who will work 24hours a day (from 6am to 2pm, 2pm to 10pm and 10pm to 6am) at the residence, supervise or prepare daily meals, consult with senior managerial staff and nursing services to ensure that residents take care of themselves, and provide assistance and encourage recreational and cultural activities; and

Mr. Joseph M. Pancari  
December 16, 2015  
Page 2

**Whereas:** There is not currently an oversaturation of this type of facility in this area within CD12; and

**Whereas:** The HHS Committee Chair conducted a physical tour of the property to confirm that the building is a habitable space as claimed, and search the property's available public records, requested The Cerebral Palsy Association of New York State to complete and notarize a detailed five page "OPWDD Placement Information Request" form and submit current architectural floor plans with dimensions 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, and

**Whereas:** The Cerebral Palsy Association of New York State will install hot water safety/shutoff valves, fire/smoke/CO detectors and alarms, gas shutoff devices, window guards and other preventive and ADA compliant measures as needed during the life of the occupants tenancy based on the HHS Committee's findings and determinations; and

**Whereas:** A number of the building's residents and NMIC testified at the public hearing and warmly welcome these new residents, but expressed their concern about visitors staying overnight, making sure the building's public entrance door was kept locked and how was the staff vetted and all these matters were satisfactory resolved by CPA; and

**Whereas:** CB 12, M expresses concern with not having viewed ongoing apartment renovations, given only old floor plans and the lack of graphic renderings of the new units and requested to have them prior to the general meeting such issues may be outside of the scope of the public hearing and the purview of this Board; now, therefore, be it

**Resolved:** CB12M offers no objection to The Cerebral Palsy Association of New York State's proposed plan to place up to nine (9) males with developmental disabilities in an Individualized Residential Alternative facility to be located in Units 2B (5 persons) and 3B (4 persons) at 2183 Amsterdam Avenue, New York, NY 10032; and be it further

**Resolved:** That CB12M requests that The Cerebral Palsy Association of New York State to establish an onsite residential advisory committee to facilitate meaningful liaison and to commit itself to a good-faith effort to meet regularly with community residents as well as the building's owners and management company regarding the building's governance and maintenance matters, in a sustained effort to maintain good neighborly relations with their staff, their clients and building residents.

Sincerely,



George Fernandez, Jr.  
Chair

cc: Hon. Bill de Blasio, Mayor  
Hon. Gail Brewer, Manhattan Borough President  
Hon. Letitia James, Public Advocate  
Hon. Scott Stringer, Comptroller  
Hon. Charles B. Rangel, Congressman  
Hon. Adriano Espaillat, NY State Senator  
Hon. Guillermo Linares, Assembly Member  
Hon. Ydanis Rodriguez, Council Member

Helen DeSanto, Associate Commissioner, OPWDD, Region 4  
Donna Limiti, Director NYC Region 4, DDRO  
Richard Lewis, Chair, HHS – Community Board 12M  
Gerald Cohen, MD Director of Clinical Affairs, DOHMH  
Gregory Finger-Finger Management  
Ellen Traks, Vice President of Fac. Planning Dev. Construction  
Jan Miller, President – Programs Services, Bx., Man. & SI  
Maria Lizardo, Executive Director – NMIC

Loretta Orellien-CPA/NYS  
Linda McCauley, Developmental Representative, OPWDD  
Thomas Mandelkow-CPA/NYS  
Ilene Sacco, Dev. Representative, OPWDD  
Janice L. Miller-CPA/NYS  
Jill Gentile, Associate Commissioner, OPWDD  
David Seay, Esq. – CPA/NYS  
Larry Domenech, Treatment Leader-OPWDD