

COMMUNITY BOARD 12, Manhattan

General Meeting

Thursday, April 28, 2015

Isabella Geriatric Center

515 Audubon Avenue

New York, New York 10040

Draft Minutes

Board Members Present:

Richard Allman, Shahabudden Ally, Yahaira Alonzo, Anita Barberis, Wayne Benjamin, James Berlin, Isaiah Obie Bing, Rolando Cespedes, Manny de los Santos, Aldemar De Jesus Diaz, George Fernandez, Fe Florimón, Wanda Garcia, Mitchell Glenn, Yosef Kalinsky, Osi Kaminer, Elizabeth Lehmann, Richard R. Lewis, Elizabeth Lorris Ritter, Maria Luna, Lorenzo McGougan, Isidro Medina, Juan Mejia, Ayisha Ogilvie, Maurice Owen-Michaane, Pamela Palanque-North, Terriell Peters, Martin Restituyo, Angela Sanchez, Arlene Schulman, Steve Simon, Alyce Smith, Christopher Smith, Gloria Vanterpool, Felipe Wytik Sanchez

New Board Members in Attendance: Mary Anderson, Glennis Aquino, Katherine Diaz, Domingo Estevez, Barbara Frazier, Andrea Kornbluth, David Mattera

Board Members Excused: Jay Mazur, Liliana Saneaux

Board Members Absent : Kelly Boyd, Lorena Jiménez-Castro, Rud Morales,

Staff: Ebenezer Smith, Debora Blow, Paola Garcia

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**Call To Order:** *Chairman George Fernandez called the meeting to order at 7:18 pm.*

**Quorum** *was reached at 7:18 pm.*

**Chair's Welcoming Remarks, Updates and Announcements:**

George Fernandez welcomed and announced that there were 22 membership renewals for CB 12 and 12 new Board Members. He welcomed the new Board members and introduced them by name. They are:

Mary Anderson  
Glennis Aquino  
Katherine Diaz  
Domingo Estevez  
Barbara Frazier  
Andrea Kornbluth  
David Mattera  
Priscilla Mota-Willis  
Estevan Nembhard  
Johnathan Reyes  
Luis Tapia  
Jason Tejada

### **Chair's Update:**

Mr. Fernandez announced that the community has been notified by letter by the NYC DOT that we have not maintained a 90% street cleanliness. The community is in jeopardy of losing its privilege of having alternate side of the street parking in effect once a week instead of twice a week,

- ~ CB12 has created a flier and need everyone to help circulate it.
- ~ CB 12 plans to host a community forum to for all stakeholders – details to be announced
- ~ Volunteers are needed to get the word out – contact Ebenezer Smith at the Board Office.

George Fernandez attended a ribbon cutting at 552 Academy, a building that had been evacuated in 2011 due to structural problems. The building has been restored with help of CLOTH and now contains 42 apartments and community space.

Mr. Fernandez announced collaboration between CB 12 and the Borough President's office to improve postal services in Washington Heights and Inwood. There will be a meeting on Wednesday, May 27<sup>th</sup> from 6:00pm to 8;pm at the Myrna Daniels Auditorium located at the Milstein Family Heart Center, 173 Fort Washington Avenue.

Mr. Fernandez announced the following timelines:

- New Board Member Orientation – **May 19** – Board Office – 7:00pm – All should attend
- By-laws Task Force Recommendations to Executive Committee - **May 12**
- Public Members Interviews – **May** – anyone from the community may apply. Public Members may vote in the committee meetings but not in the General Meetings.
- Appointment of new members to Committee assignments – **May/June**
- Committee Structure Changes – **June**
- CB 12 Vote on By-Law Recommendations – **June 23**
- CB 12 Job Fair – **June 18<sup>th</sup>** – Isabella – from 10:00am to 1:00pm
- CB 12 Summer Outing – **July** – date to be set. Suggestions are being sought.
- CB 12 – Summer Break – **July/August**
- Statement of District Needs FY 2017 – **2<sup>nd</sup> week of August**
- Committee Budget Discussion on FY 2-17 Capital and Expense needs – **September & October** – Full Board
- Nominations Committee – **October**
- Candidates Night – **November**
- CB 12 Elections - **December**

### **~ Announcements:**

- ~ The Rent Guidelines Board will hold a Preliminary Vote on Wednesday, April 29, 2015 at 365 Fifth Avenue in the basement at 6:00 pm.
- ~ The New York City Council Committee on Governmental Operations is holding a public hearing and will consider :
  - Intro 585 in relation to establishing term limits for Community Board Members and
  - Intro 732 in relation to making urban planning professionals available to Community Boards.
- ~ The Housing & Human Services Committee will meet regarding the 421-A Tax Exemption on May 7<sup>th</sup>
- ~ The Land Use Committee will be meeting on May 6th to have a presentation by City Planning

- on zoning for affordability based on Mayor de Blasio's recent recommendations
- ~ The Traffic and Transportation Committee will be meeting on May 4<sup>th</sup> to consider safety improvements at Sherman and St. Nicholas Avenues.

Mr. Fernandez thanked Rolando Cespedes for his tenure since 2006 as a member of Community Board 12 and presented him with a Certificate of Appreciation.

Mr. Fernandez provided an update on the Washington Heights Armory. He indicated an interest in building a relationship that will fix some of the issues concerning the community's use of the Armory's space. He indicated he has done his due diligence and visited the Armory and is awaiting clarification from the City concerning the obligations of stewardship that the Armory holds. He has asked Dr. Sanders to provide certain documents and is awaiting their receipt. There will also be more follow-up on this matter at a later date.

Mr. Fernandez acknowledged and congratulated Judge Alicea Elloras, an Inwood resident, who was present at the meeting and who has been appointed Judge in the Family Court. He presented Her with a Certificate of Outstanding Achievement.

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District Manager's Report:

~ District Manager, Ebenezer Smith reported the following:

- He showed the letter recently sent by the NYC DOT regarding the possibility that twice-a-week alternate side of the street parking may be re-introduced after a 3 year period in which we had only one-day-a-week alternate side of the street parking. The City spent more than \$1 million to implement the previous change – and it is important that we not lose it. We need to maintain 18" cleanliness into the roadway. CB 12 has 2,000 bi-lingual fliers here and needs volunteers to distribute the fliers in the community. Areas that require immediate attention include all commercial corridors along Broadway, St. Nicholas and Amsterdam – all schools and all NYCHA buildings.
- The Manhattan Borough President's Office is holding a community forum on the Postal Service Delivery will take place on May 27th from 6 – 8 pm at the Myrna Daniels Auditorium at the Milstein Family Heart Center – 173 Ft. Washington Ave.
- Mr. Smith attended a meeting with HAP Construction Company and the 34th Precinct regarding a proposal made by HAP to close West 187th Street for 6 weeks beginning in September. The 34th Precinct does not recommend full closure. HAP will be permitted to close 1 lane at a time but will only be able to close the street in full when they are moving any heavy equipment that may be hazardous to cars and pedestrians.
- The NY/NJ Port Authority, NYC DOT and the Parks Department met regarding the Little Red Lighthouse and the filthy condition of the path leading to the Lighthouse. There was a site visit by all 3 and they determined who is responsible for what. Mr. Smith is recommending that they create an MOU clarifying each's responsibilities. In any event, the path should be cleaned by summer.
- Please review the May calendar and refer any corrections to the CB 12 office.

- Maria Luna and Obie Bind raised issues regarding garbage disposed by street vendors in the district. George Fernandez responded that the vendors are responsible for taking their garbage with them when they leave.

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**George Fernandez moved to adopt the April Agenda and the Minutes of the March meeting. Both were approved and adopted.**

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Borough President's Report

Northern Manhattan Liaison, Giovanni Puello presented the following:

- ✓ He welcomed new members to the Board.
- ✓ Copies of the Manhattan Borough Presidents' Report are available in the back.
- ✓ He reviewed the process of applying for money for capital projects and suggested that anyone with questions should contact Sam Levine at the Manhattan Board office at (212) 669-0814.
- ✓ The Borough President looks forward to working with CB12 and the community to resolve the problems with mail delivery by the USPS in Washington Heights.
- ✓ 550 Audubon Avenue was accused of operating an illegal public laundry. The matter was investigated and found to be true. The tenants complained about overcrowding and safety concerns. We brought this matter to the Department of Consumer Affairs and the Department of Buildings. The matter will be looked into by the Department of Buildings.
- ✓ The Landmarks Preservation Process is being reviewed for improvements as it celebrates its 50th Anniversary.

Presentation:

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***Brittany Mascarella, Director of Partnerships, New York City Parks Department*** presented the the following with regard to the Opening of the High Bridge:

- ✓ Major construction will be completed by May
  - ✓ The Bridge will open in June – date to be determined.
  - ✓ July 25<sup>th</sup> is the date for the Opening Festival. There will be sporting and fitness events, a Public Art Display, scavenger hunt and a Summer Stage Concert.
  - ✓ There will also be activities on the Bronx side with the Bronx Museum playing a major role in planning for the day
  - ✓ There will be a year-long celebration of the High Bridge.
  - ✓ The Parks Department is looking for suggestions for activities throughout the year and will help anyone interested in planning something.
  - ✓ Applications and fliers about getting involved are in the back. The same materials are available on the NYC Parks Department web site.
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**Public Session – Chaired by First Vice Chair Isaiah Obie Bing:**

- ✓ **George Ball – Program Director – National Association of “Each 1, Teach 1”** spoke about a Tournament to take place on 3 days from August 14 – 16 and requested CB 12 to co-sponsor the Basketball Tournament. Fliers are in the back.
- ✓ **Gilbert James, Community Relations, United Palace House of Inspiration** spoke about a Transformative Health Fair to be held on June 6<sup>th</sup> which will include screenings, and education. The keynote speaker will be Dr. Gary Knowles, Nutritionist
- ✓ **Eileen King, Board President of Inwood Terrace (11 Fort George Hill)** spoke about the dangers posed by the new traffic lane on Fort George Hill She reported that there have been 3 reported accidents and requested that the Board look into the this matter. She was advised to make a presentation at a Traffic & Transportation meeting
- ✓ **Paul Hintersteiner , FGH Group**, spoke about the population of the buildings on Fort George Hill where more than 50% are over the age of 60. There is a need for safe parking, better lighting and access for ambulances and other vehicles.
- ✓ **Ulysses Grasso, Community Relations – “Workforce 1”** indicated that their organization has 19 offices citywide with the nearest office in Harlem and that they provide training and employment for home health aides. They are looking for b-lingual HHA’s with intermediate English. Starting pay is \$10 per hour and benefits are provided by SEIU Local 1199. It was suggested that “Workforce 1” open an office in CB 12’s district and that they participate in the June 18<sup>th</sup> Job Fair.
- ✓ **Donita Nichols, representing the (3) libraries of Washington Heights & Inwood** spoke about an advocacy program to support the libraries and about the Inwood Bi-lingual Story Hours at the Library – every Tuesday from m 4 – 5 at the Inwood Library. They suggested the community come together to support library programming.
- ✓ **Joel Yoffie** read a poem about citizenry and sacrifice.
- ✓ **Phil Zabloski, Advocates for Quality & Integrity**, spoke about the Armory and its College Prep Program and provided an update. There are (2) proposals that have been submitted to the Armory and are in the process of being considered. He offered to advocate on behalf of any community groups who wish to use the space.
- ✓ **Sarah Fisher** indicated that she does not think the issue of the street cleaning is a major concern in the community and recommended that the community focus on environmental issues such as those being considered by WE ACT.. There is a workshop planned for May 2.
- ✓ **Nayrobi Rivera, CUMC Community Partnership for Health** announced the initiation of the “Get Healthy NY” campaign and the “Get Healthy Heights” web site. She suggested everyone consult [www.gethealthyheights.org](http://www.gethealthyheights.org).
- ✓ **Liz Ritter** spoke about the Cornerstone Corral’s Concert on May 2<sup>nd</sup> 10th at the Holy Rood Church on 179<sup>th</sup> Street at 3:30pm. Tickets are \$15.00.
- ✓ **Dr. Gary Altheim – Clinical Psychologist, Executive Director of Growth & Development Services** spoke about the 18<sup>th</sup> Anniversary of his program and the fact that they have provided support for the community since 1996. They have been at the Armory since 2002. The Community Advocacy Program started in 2011 to encourage support for mental health care in our community. GDS has also formed a partnership with the David Lynch Foundation.
- ✓ **Augustine Warton, Urban Arts Partnership** explained that the UAP is the largest arts & education based organization in NYC working with 45 schools in our

community. There is an event on May 13<sup>th</sup> in collaboration with Education District 6<sup>th</sup>. We expect more than 400 youth to participate. Fliers are in the back.

- ✓ **Juan Rosa, High School for Media & Commutations**, announced that on Saturday, May 16<sup>th</sup> from 10:00am to 11:00am, there will be a forum at George Washington High School to learn what a community school is. He announced that the school he represents has 33.6% ESL learners, 19% disable, 89.6% are eligible for free or reduced cost lunch and 80.2% are Latino. It was suggested that he speak at the next Youth & Education Committee meeting in May.
- ✓ **Mariel de la Cruz, Community Action for Safe Apartments (CASA)** spoke about the right to counsel for everyone who faces eviction proceedings IN Housing Court. She supports the City Council Bill that proposes to provide this support.

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Committee Chairs' Reports & Resolutions:

Aldemar Diaz, Chair, Licensing Committee spoke about some of the resolutions being presented this evening:

- #7 **Christina Restaurant** - Did not appear at the committee meeting but are not required to do so. The Committee voted not to recommend renewal due to noise complaints that and other matters that remain unresolved.
- # 10 **Gallant Car Service** – this organization did not appear before the committee even though required to do so. The committee did not recommend approval.
- # 13 **Hudson Heights Bar & Grill** – did not show up for the meeting though required to do so.
- #14 **Sushi Restaurant** – did not show up plus there are concerns about their operations.
- #15 **Novvo Restaurant** used to be Hashi Sushi which has been a past problem. That restaurant had a checkered history. There were concerns from the precinct for various reasons. They did not attend the meeting. The committee did not recommend approval of the application.
- # 11 **DB 544 W 27th LLC – used to be Uptown Social – now Don Coqui**. After assurances to the community, sound improvements and security enhancements that have been made, the committee decided to recommend approval. The owners also signed a stipulation agreement concerning their commitment to comply with all recommendations.

There was a discussion as to whether we should have more of a presence at SLA hearings. The matter will be considered further.

There was also a question as to whether other aspects of operation such as compliance with zoning regulations is considered by the SLA.

Mitch Glenn, Chair of Parks & Cultural Affairs representing the Executive Committee spoke about the resolution in support the New York Restoration Project proposed for Sherman Creek. The Executive Committee had previously provided approval for support. There was a question about ADA compliance and the answer is “yes”

Richard Lewis, Chair of Housing and Human Services – representing the Executive Committee spoke about the resolution in support of the 421-A Partial Tax Exemption application by W 161st Street Associates. It was time sensitive and had to be considered quickly.

Richard Lewis, Chair of Housing & Human Services Committee introduced a resolution concerning the City Council Bill on Tenant Rights to Legal Counsel in Housing Proceedings (INTRO 214). About 29,000 people are being evicted each year and this needs to be addressed. Representation would cut in half the number of evictions.

Yosef Kalinsky, Chair, Traffic & Transportation Committee introduced a resolution in support of street co-naming at the end of the street in the circle at 215th Street and Park Terrace in honor of Police Officer Bruce Reynolds. He also referred everyone to the committee minutes.

Wayne Benjamin, Chair, Land Use Committee - Refer to the minutes. The Dept of City Planning will be presenting at the next meeting.

Steve Simon, Chair Health & Environment reported that the Health & Environment Committee and the Housing & Human Service Committee had an excellent joint meeting on mental health issues affecting the youth in our community. He referred everyone to the Minutes which will be produced shortly. At the next meeting, EMS will be present to provide an update.

Fe Florimón, Chair, Youth & Education Committee thanked Steve Simon for his support and announced that the upcoming committee meeting will feature communication about our community schools including the matter of 94 failing schools – which consists of some of our local schools.

Betty Lehmann, Assistant Chair, Committee for the Concerns of the Aging: Refer to the minutes

Maurice Owen-Michaane, Chair, Business Development Committee: Refer to the minutes. There will be a Job Fair on June 8th – details will follow.

Shahabudden Ally, Chair, Public Safety Committee: Refer to the minutes. The next meeting will focus on domestic violence and also on public safety and transportation around Ft. George Hill.

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**Presentation by Elected Officials and /or their Representatives:-**

**Natalie Espino**, Community Liaison, Office of NYC Councilman Mark Levine  
Report is in the back.  
A Forum on Tenants Rights will take place on May 7<sup>th</sup> at 133<sup>rd</sup> Street.  
Participatory Budget Results will be announced on May 6<sup>th</sup>

**Elizabeth Lorris Ritter**, Northern Manhattan Community Liaison, Office of NYS Senator Espaillet  
Report is in the back.  
The Budget has passed.  
The Uptown Games were very successful. 600 Kids participated. On June 14<sup>th</sup> there will be more games at Riverbank Park.  
May 9<sup>th</sup> will be Clean-Up Day at North Cove. All are invited.  
Check out the Municipal Arts Society web site for information on this week's "Jane's Walks"

**Jennifer Araujo, Manhattan Community Coordinator, District Attorney's Office,** Washington Heights & Inwood introduced herself and indicated that she will be attending meetings of the Board to talk about crime prevention and domestic violence. There is information in the back on scams, youth programs and other initiatives. She will be at the new office at 530 West 166<sup>th</sup> St a couple of days a week.

**Franklin Hess, Special Assistant, NYS Assemblyman Herman D. Farrell:**

Report is in the back.

The contract for a pedestrian bridge at Riverside Drive and 155<sup>th</sup> Street is to be let and the project is to be completed by early 2016.

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Voting on the Resolutions:

Item #	Resolutions	Voting Y-N- Abst-NV	Passed or Failed
1.	Resolution to recommend the SLA to grant a Renewal of its On-Premise Liquor License to: The Element Group, Inc. dba Cabrini 181 – 854 West 181 st Street (bet Cabrini & Pinehurst Sts.)	30-1-1-1	passed
2.	Recommendation to recommend the SLA to grant a Renewal of its Restaurant Wine License to: Inwood Local Wine Bar & Beer Garden – 4957 Broadway (bet 207 th & Isham Sts).	29-3-0-1	passed
3.	Resolution to recommend the SLA to grant a Renewal of its Restaurant Wine License to: Jach Restaurant Corp., dba Park View Café Restaurant – 219 Dyckman Street (bet Seaman Ave. & Broadway.)	30-3-0-0	passed
4.	Resolution to recommend the SLA to grant a Renewal of its Restaurant Wine License to: L 'Fonda Inc., 2023 Amsterdam Avenue (at the corner of 160 th Street).	20-11-2-0	passed
5.	Resolution to recommend the SLA to grant a Renewal of its Restaurant Wine License to: Zervian Cafe Corp. dba Burgos Restaurant – 206 Dyckman Street (bet Broadway & Vermilyea Ave.)	30-3-0-0	passed
6.	Resolution to recommend the SLA to grant a Renewal of its Restaurant Wine License to: Il Posto Trattoria Rustica Corp. dba Café Tabu – 227 Dyckman Street (Bet Broadway & Seaman Ave.)	24-7-2-0	passed
	Resolution to not recommend the SLA to grant a Renewal of its		

7.	Restaurant Wine License to: Cristina& Rachel Restaurant Inc. dba Cristina Restaurant – 179 Audubon Ave. (at the corner of W. 174 th St.)	31-2-0-0	passed
8.	Resolution to recommend the DCP grant a Renewal of its Enclosed Sidewalk Care License to: Broadway & 166th LLC. dba Dallas BBQ – 3956 Broadway (at the corner of W 188 th St.).	33-0-0-0	passed
9.	Resolution to recommend the DCA to grant a New Unenclosed Sidewalk Café License to: 151 Dyckman Corp. dba Lotus Café – 151 Dyckman St. (at the corner of Sherman Ave.).	28-3-2-0	passed
10.	Resolution to not recommend the TLC to grant a New Livery Car Base License to: Gallant Car Service Corp – 5030 Broadway (Bet 213 th & 214 th Sts).	33-0-0-0	passed
11.	Resolution to recommend the SLA to grant a New On-Premises Liquor License to: DC 544 W 27th LLC. dba Don Coqui – 186 Dyckman Street (at the corner of Vermilyea Ave).	29-1-2-0	passed
12.	Resolution to recommend the SLA to grant a New On-Premises Liquor License to: Kismat Indian Restaurant Inc. – 603 Ft. Washington Ave. (at the corner of 187 th St.).	29-4-0-0	passed
13.	Resolution to not recommend the SLA to grant a New On-Premises Liquor License to: Hudson Heights Bar & Grill Corp. – 701 W. 180 th St. (at the corner of Broadway).	33-0-0-0	passed
14.	Resolution to not recommend the SLA to grant a New On-Premises Liquor License to: 186 Sushi Restaurant Inc., dba Mia Sushi – 1506 St. Nicholas Avenue (Bet W 185 th & 186 th Sts).	32-1-0-0	passed
15.	Resolution to not recommend the SLA to Grant a New restaurant Wine License to: Novvo Restaurant Inc. – 5009 Broadway (Bet W 213 th & 214 th Sts).	33-0-0-0	passed
16.	Resolution to recommend the SLA to grant a New Restaurant WIND License to: GC Restaurant Corp. dba Garden Café – 4961 Broadway (Between W 2017 th & Isham Sts).	29-3-0-1	passed
17.	Resolution supporting New York Restoration Project proposed Administrative Facility at Sherman Creek	32-0-0-1	passed

18.	Resolution approving West 161st St Association, LLC Application for a 421-a Partial Tax Exemption to Build 20% Affordable Housing Units with Equal Access to all Public Areas and Amenities at 607 West 161 st St.	33-0-0-0	passed
19.	Resolution on City Council Bill on Tenant Rights to Legal Counsel in Housing Proceedings (INTRO 214) .	33-0-0-0	passed
20.	Resolution in Support of Street Co-Naming at the end of the circle of West 215th Street and Park Terrace East in Honor of Police Officer Bruce Reynolds.	32-1-0-0	passed

The meeting adjourned at 10:45 pm.

Respectfully submitted: Elizabeth (Betty) Lehmann
May 22, 2015