

**COMMUNITY BOARD 12, Manhattan  
General Meeting  
December 22, 2015**

**Alianza Triangle Building  
530 West 166<sup>th</sup> Street – 2<sup>nd</sup> floor  
New York, New York**

**Draft Minutes**

***Board Members Present:***

Richard Allman, Shahabudden Ally; Yahaira Alonzo; Mary Anderson; Glennis Aquino; Anita Barberis; Wayne Benjamin; James Berlin; Isaiah Obie Bing; Manny de los Santos; Aldemar De Jesus Diaz; Katherine Diaz; Domingo Estevez; George Fernandez; Fe Florimon; Barbara Frazier; Wanda Garcia; Mitchell Glenn; Yosef Kalinsky; Osi Kaminer; Andrea Kornbluth; Elizabeth Lehmann; Richard R. Lewis; Elizabeth Lorris Ritter; Maria Luna; David Mattera; Isidro Medina; Rud Morales; Priscilla Mota-Willis; Estevan Nembhard; Ayisha Ogilvi; Pamela Palanque-North; Jonathan Reyes; Liliana Saneaux; Arlene Schulman; Steve Simon; Alyce Smith; Christopher Smith; Luis Tapia; Javier Trejo; Gloria Vanterpool; Felipe Wytik Sanchez

**Board Members Excused:**; Maurice Owen-Michaane

**Board Members Absent:** Juan Mejia; Terriell Peters; Jason Tejada

**Staff:** Ebenezer Smith, Debora Blow, Paola Garcia

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***Call to Order:*** **Chairman George Fernandez called the meeting to order at 7:20 pm. Quorum has been reached as of 7:20 pm.**

***Adoption of the Agenda:*** **Motion was made and seconded.**

***Adoption of the Minutes:*** **Motion was made and seconded (with corrections submitted by Elizabeth Lorris Ritter, James Berlin and Bob Isaac)**

***Chairman's Report:*** George Fernandez reported the following:

- ~ Committee structures have changed as follows:
  - Jonathan Reyes is to return to the Land Use Committee in January
  - Liliana Saneaux is to return to the Committee for the Concerns of the Aging
  - Andrea Kornbluth has been appointed Assistant Chair of the Land Use Committee
  - Javier Trejo has been newly appointed to the Board by NYC Councilman Levine.  
He is principal of the High School for Health Careers & Science at GWHS
  - There will be new dates and hours for future meetings of the Committee for the Concerns of the Aging
- ~ He acknowledged the presence of the following individuals or their respective staff members:  
NYS Assemblyman Herman D. Farrell  
Deputy Manhattan Borough President Mathew Washington  
Captain Wilson Arambales, 33<sup>rd</sup> Precinct  
Manhattan DA's office  
NYC Public Advocates Office  
NYS Senator Adriano Espaillat
- ~ An LGBT Task Force has been created. There are 14 Task Force Members including  
(3) SB 12 members including Richard Allman (Chair), Katherine Diaz & Tierell Peters.  
He announced the names of the other 11 who will be provided with Public

Member applications.

- ~ He thanked CB 12 and the office of the Manhattan Borough Presidents, the various committee members and the staff of CB 12 for their support.
- ~ He also announced that in the 3 years he has been Chair of CB 12 the following has occurred:  
560 Resolutions have been passed – including 90 of which have come from the Executive and Standing Committees  
He then announced the various partnerships that CB 12 has participated in to improve services in the community.
- ~ He spoke about the community priorities going forward:
  - 1) Advocacy for affordable housing (especially 2110 Amsterdam & 21 Arden Street)
  - 2) Creation of Workforce 1
  - 3) School-based Mental Health Programs
  - 4) Re-zoning of Inwood
  - 5) Up-zoning of Broadway

**District Manager's Report:** Ebenezer Smith reported the following:

- ~ He requested a moment of silence for the recently deceased Michael Mowatt Wynn, who was President of the 33<sup>rd</sup> Precinct Community Council and an active resident of the community. A memorial service will be scheduled for January.
- ~ The information that has been reported about the plan to convert Fairview Avenue into a one-way street going west is accurate – but this is only to be during the period of construction.
- ~ He attended a meeting at the Allen Hospital in which the new Spine Hospital was introduced. In addition the Hospital provided a tour of the renovated and expanded areas of the facility.
- ~ He spoke about his concern as to why NYP is not a Trauma Center- referencing the recent situation where a community resident was taken to Harlem Hospital. NYP responded that they are capable of caring for severely injured persons but the City had designated other hospitals. Moreover it is costly to be a designated Trauma Center. He said that Senator Espillat responded that there are funds to enable NYP to make the needed changes to qualify as a Trauma Center.
- ~ He visited the Audubon Playground on December 21. The MBPO was present. CB 12 wants the operation of the playground to revert to the Parks Dept. and the existing structure built by the Dept. of Education be removed so the playground can be used. There will be a follow-up meeting in January.
- ~ He received a letter from the Dept. of Health & Mental Hygiene regarding rat prevention. They are offering a free program on rat prevention and a free consultation. Call either Doniza Aria (917) 282-6993 or Cheryl Brown (929) 266-0228 before Feb 1.
- ~ The January calendar will be forthcoming.
- ~ He thanked George Fernandez for his leadership and presented him with a gift of a gavel.

**NYS Assemblyman Herman D. Farrell** addressed CB 12 as follows:

- ~ Season's Greetings to all
- ~ There are no immediate health risks from formaldehyde coming from the Riverbank State plant location. The upgrades are continuing
- ~ He presented a Certificate of Merit from the Assembly to George Fernandez

**Ebenezer Smith introduced the following legislative representatives** who thanked George Fernandez and presented him with individual proclamations and a citation.

Herminio Martinez from NYS Assemblyman Linares' office - Proclamation  
Carmen de La Rosa from NYC Councilman Rodriguez' office - Citation  
Laurie Torres from NYS Espillat's office – Proclamation

**Ebenezer Smith introduced Aldemar Diaz and Arlene Schulman** from the Executive Committee of CB 12 who thanked George Fernandez and presented him with a Gift Card.

**Borough President's Report** – Mathew Washington, the Deputy Manhattan Borough President (former chair of Community Board 11) introduced MBPO President Gale Brewer who reported the following:

- ~ Applications for membership on Community Board are available on the Borough's web site and are due on January 29.
- ~ The MBPO's office is working on the Audubon playground issue with the Department of Education and the Parks Department.
- ~ There was a meeting with the NYP Community Relations in January 2015. A report was issued yesterday. Commissioner Bratton has met twice with the MBPO's office twice regarding improvements.
- ~ The MBPO's office held a meeting at 1 Center Street on Friday, December 18<sup>th</sup> in which 81 young people attended to learn about serving on community boards.
- ~ Applications for the Solid Waste Advisory Board are available on the MBPO's web site and they are due by January 29<sup>th</sup>. There will be 15 members.
- ~ Construction safety is a priority and we will continue to hold meetings.
- ~ We are working on improvements in education including working on the Blue Book committee which deals with what constitutes a classroom.
- ~ January 31 is the date of the "State of the Borough" address– details to follow.
- ~ She is looking into the matter of funds allocated to technology in the schools but not yet received by the schools.
- ~ She is hosting a meeting of seniors in March regarding the health of the brain as we age.
- ~ She presented a Proclamation of Appreciation to George Fernandez.

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**Public Session: - Chaired by First Vice President, Obie Bing:**

**Mr. X, community resident**, announced various meeting dates in Queens. He registered a complaint about the NYC Council Security Director.

**Theo Chino, Exploratory Committee to Replace Manhattan DA**, spoke about seeing another candidate to replace Manhattan DA Cyrus Vance in 2017.

**Wayne Powell & Angela Vassell, Seeking Shalom Counseling**, spoke about the work they do to help people with mental illness. Their organization offers group and individual sessions for all. Information is available in the back.

**Cheryl Miller, Moving Forward Unidos**, urged support for liquor license moratorium resolution.

**Joel Yoffie, community resident**, read a poem "If I perish" – words by those resisting terror in December - 70 years ago.

**Dr. Gary Altheim, Executive Director, Growth & Development Services** spoke about the services he provides and about the Youth Advocacy Program, the Sleep Away Camp and other services. He thanked the law firm of Chadborne Park for their help and announced upcoming meetings.

**Ella Arolovich, Community Resident**, spoke about her claim of an illegal nightclub and its operations beyond the hours they are supposed to close. She supports the Resolution #2 regarding Maranella Restaurant.

**Sara Fisher, Inwood Resident & Friends of Inwood Hill Park** spoke about status of the recycling program and thanked the youth, Dyckman Houses, NYC Parks & Councilman Rodriguez and others for their help. She announced the Mulch Fest which is set for January 9 & 10.

**Richard Harper, community resident**, spoke in support of the Board's resolution regarding Maranello Restaurant and the loud decibel levels.

**Dmitri Daniel Glinski, Director of Intercommunity Affairs, Russia Speaking Community of**

**Manhattan & the Bronx** spoke about the need of office space and help to meet the needs of the Russian speaking population. They have been advocating for 11 years without much response. **Aurelia Taveras, Abu Dhabi Lounge**, spoke about the improvements made by the Lounge and the fact that they believe the Lounge has been unfairly blamed for situations that they did not create. She requested approval of the renewal of their liquor license. **Kelley Boyd, community resident**, thanked George Fernandez for his service as Board Chair.

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**Felipe Wytik Sanchez, Chair, Nominating Committee** indicated that each candidate for office has (3) minutes to address the Board as to why he/she should be elected.

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| Chair:               | Aldemar De Jesus Diaz; Richard Lewis; Shahabudden Ally |
| First Vice Chair:    | Pamela Palanque North; Arlene Schulman                 |
| Second Vice Chair:   | Isaiah Obie Bing                                       |
| Treasurer:           | George Fernandez                                       |
| Secretary:           | Elizabeth Lorris Ritter                                |
| Assistant Secretary: | Elizabeth (Betty) Lehmann                              |

Following the (3) minute presentations by the candidates, a period of 7 minutes was granted for questions from the floor for those running for Chair.

**A subsequent motion** was made and seconded to extend the initial 7 minute period. by another 6 minutes. The motion was voted on through a show of hands with the following results: **20 =Yes; 10 = No; 6 = Abstain. The motion to extend time was passed.**

**Voting Ballots were distributed** by the Nominating Committee to all CB 12 members. Ballots were completed, signed and returned to the committee. Only signed ballots would be counted. Ballots were closed at 10:10pm. **44 Ballots were returned.**

**Of the 44 ballots, 41 Ballots were signed and could be counted. Felipe Wytik Sanchez announced the voting results as follows:**

|                     |                                           |
|---------------------|-------------------------------------------|
| Chair               | <b>Ally = 21; Diaz = 16; Lewis = 4</b>    |
| First Vice Chair    | <b>Palanque North = 27; Schulman = 13</b> |
| Second Vice Chair   | <b>Bing = 38</b>                          |
| Treasurer           | <b>Fernandez = 41</b>                     |
| Secretary           | <b>Lorris Ritter = 38</b>                 |
| Assistant Secretary | <b>Lehmann = 40</b>                       |

**The results of voting were announced.**

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#### **Committee Reports:**

**Elizabeth Lorris Ritter**, introduced the **Executive Committee Resolution in Support of Proposed Legislation to Allow for a One-year Moratorium of SLA On-Premises Liquor Licenses in Certain Neighborhoods.**

The following was expressed by Ms. Ritter and subsequently discussed by Board members:

- ~ This Resolution does not enact a moratorium but supports legislation that would impose a moratorium.
- ~ The legislation relates to new On-Premise liquor licenses only and none other.
- ~ There are “bad actors” among current restaurant/club owners and the renewal of their liquor licenses can be handled by the Licensing Committee.
- ~ This proposed legislation applies to cities with a population of more than 1 million (Rochester, Syracuse, Buffalo, Yonkers & NYC).

- ~ The resolution gives the committee some control over the problem areas we have been grappling with for some time.
- ~ ~ A. Schulman expressed a concern about the aftermath of the one-year period and what evaluation would follow. She will provide language to address the concern.
- ~ M. Glenn expressed concern about the specific closing time expressed in #3.
- ~ C. Smith expressed a concern for the language in # 2 of the first “ Be it Resolved” with regard to the number of moratoriums that could be applied over and over again. He recommended a motion to limit the number to three.

**A motion was made** to add the following language to #2 of the first “Be It Resolved”:  
**“ but so as not to allow more than three years moratorium in a row”.**

**The motion was seconded.** A vote was taken by a show of hands with the following results:  
**26 = Yes; 4 = No; 2 = Abstained. The motion carried.**

- ~ **A. Schulman made a motion** to add another amendment that **“within 3 months prior to the expiration of the moratorium , elected officials and the Community Board would discuss the results of the moratorium as to whether it should be renewed.”** The motion was seconded. This would be added to the second “Be It Resolved”.

**Fe Florimon, Chair, Youth & Education** thanked everyone for their continuing support and referred everyone to the minutes.

**Wanda Garcia , Assistant Chair of Traffic & Transportation** spoke about the MTA’s proposal to divide the route of the M5 bus to improve the efficiency of the route and to provide better service. There will be hearings in March about this proposal. In addition there was discussion about the problems arising from the bike lanes on 170<sup>th</sup> Street. She referred everyone to minutes.

**Wayne Benjamin, Chair, Land Use Committee** referred everyone to the minutes of the December 2<sup>nd</sup> meeting. He also spoke about the status of our local landmarks locations.

**Richard Lewis, Chair, Housing & Human Services** referred everyone to the minutes of the meeting. He also announced that he is resigning as Committee Chair and thanked everyone for their support.

**Elizabeth Lorris Ritter, Chair, Parks & Cultural Affairs** referred everyone to the minutes of the meeting. She indicated that the next meeting will include a discussion about the Corner Project Pilot Project concerning sharps containers as well as capital & expense item requests.

**Aldemar Diaz, Chair, Licensing Committee** reported the following concerning the proposed resolutions. Resolutions # 1 (**Abu Dhabi Lounge**) and # 2 (**Maranello**) were controversial and discussed the reasons for each.

There are a total of 8 Resolutions and referred everyone to the minutes of the meeting. There was a question as to whether there were any follow up to #2. The answer was “no” #4 and #7 were questioned as to whether we know if the Precinct meetings had been held. The answer was “no”.

**A representative from Maranello Restaurant** asked to be able to address the concerns of the Board prior to the vote.

How many times did you meet with building residents? Answer: “Once”.

Why didn’t you try to resolve the complaints about noise? Answer: “ We did and will continue to do so”

How will you deal with bad customer conduct? Answer: We can control what people do on our premises but not in public spaces. Answer: We have security guards in our restaurant”.

How will you mitigate the noise problem? Answer: We intend to invest in soundproofing within the next 30 days.

Has the 34<sup>th</sup> Precinct removed their objection? Answer: No

**Steve Simon, Chair, Health & Environment** referred everyone to the minutes of the meeting.:

**Mary Anderson, Assistant Chair, Committee for the Concerns of the Aging** reported the following:

The Committee did not meet in December. The Committee plans to offer evening meetings beginning in January.

**Jonathan Reyes, Assistant Chair, Business Development**, referred to the minutes and announced that there will be a Job Fair in the Spring – details to follow.

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**Voting on the Resolutions:**

| Item # | Resolutions                                                                                                                                                                                                               | Voting:<br>Y-N-Abst-<br>Absent<br>NV | Passed or<br>Failed  |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------|
| A.     | Resolution <b>to recommend</b> support of legislation for a One Year Moratorium on SLA On-Premise Liquor Licenses in certain neighborhoods. <b>(As Amended)</b> .                                                         | 30-0-0-16-0                          | <b><i>passed</i></b> |
| 1.     | DRAFT Resolution <b>to not recommend</b> the SLA to grant a Renewal of its On-Premises Liquor License to: Inversiones Diversas Inc. dba <b>Abu Dhabi Lounge</b> – 151 Nagle Avenue, (at the corner of Thayer St.)         | 28-1-1-16-0                          | <b><i>passed</i></b> |
| 2.     | Resolution <b>to not recommend</b> the SLA to grant a Renewal of its On-Premises Liquor License to: Vida Les LLC. Dba <b>Maranello Trattoria</b> – 1 Nagle Avenue, (at the corner of Hillside Avenue.)                    | 29-1-0-16-0                          | <b><i>passed</i></b> |
| 3.     | Resolution <b>to recommend</b> the SLA to grant a Renewal of its On-Premises Liquor License to: Hallacas Corp. dba <b>Juniors Taco</b> – 253-257 Sherman Avenue, (at the corner of Isham Street.)                         | 30-0-1-16-0                          | <b><i>passed</i></b> |
| 4.     | Resolution <b>to recommend</b> the SLA to grant a Change in the Method of Operation to: Agua Roja Bar & Restaurant Corp. dba <b>Agua Roja Bar &amp; Restaurant</b> – 220 Nagle Avenue, (at the corner of Academy Street.) | 28-1-0-16-0                          | <b><i>passed</i></b> |
| 5.     | Resolution <b>to recommend</b> the DCA to grant a Renewal of its Unenclosed Sidewalk Café License to: Broadway & 166th LLC. Dba <b>Dallas BBQ</b> – 3956 Broadway, (at the corner of W. 166th Street.)                    | 30-0-0-16-0                          | <b><i>passed</i></b> |
| 6.     | Resolution <b>to recommend</b> the SLA to grant a New On-Premises Liquor License to: Sylvia L Duran dba <b>Grito Mexican Grill</b> – 1555 St. Nicholas Avenue, (at the corner of W. 188th Street.)                        | 29-1-0-16-0                          | <b><i>passed</i></b> |
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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------|
| 7. | Resolution <b><i>to recommend</i></b> the SLA to grant a New On-Premises Liquor License to: 238 Restaurant & Lounge Corp. dba <b>Fantastic Kitchen &amp; Lounge</b> – 238 A Sherman Avenue, (bet W. 207th St & Isham Sts.) | 27-2-1-16-0 | <b><i>passed</i></b> |
| 8. | Resolution <b><i>to recommend</i></b> the SLA to grant a New On-Premises Liquor License to: <b>Entre Amigo Restaurant Bar Corp.</b> – 2244 Amsterdam Avenue, (at the corner of W. 172nd Street.)                           | 27-2-1-16-0 | <b><i>passed</i></b> |

George Fernandez referred everyone to the minutes of the other CB 12 Committee meetings.

**The meeting adjourned at**      **11:35 pm**

**Respectfully submitted:**      Elizabeth (Betty) Lehmann  
January 26, 2015