

**COMMUNITY BOARD 12, Manhattan
General Meeting
November 24, 2015**

**Alianza Triangle Building
530 West 166th Street – 2nd 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 Domingo Estevez; George Fernandez; Fe Florimon; Barbara Frazier; Mitchell Glenn; Yosef Kalinsky; Osi Kaminer; Andrea Kornbluth; Elizabeth Lehmann; Richard R. Lewis; Elizabeth Lorris Ritter; David Mattera; Isidro Medina; Juan Mejia; Priscilla Mota-Willis; Estevan Nembhard; Ayisha Ogilvie ; Pamela Palanque-North; Liliana Saneaux; Arlene Schulman; Christopher Smith; Luis Tapia; Jason Tejada ; Gloria Vanterpool; ; Felipe Wytik Sanchez

Board Members Excused: Wanda Garcia; Maria Luna; Maurice Owen-Michaane

Board Members Absent: Katherine Diaz; Rud Morales; Martin Restituyo; Terriell Peters; Jonathan Reyes; Angela Sanchez; Steve Simon; Alyce Smith ;

Staff: Ebenezer Smith, Debora Blow, Paola Garcia

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***Call to Order: Chairman George Fernandez called the meeting to order at 7:15 pm. Quorum has been reached at 7:20 pm.***

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

***Adoption of the Minutes: Move was made and seconded.***

***Chairman's Report: George Fernandez (with voice assistance from Pamela Palanque North due to Mr. Fernandez' laryngitis) reported the following:***

- ~ Committee structures have changed as follows:
  - (45) Members remain on CB 12. We hope to have (5) new appointments soon.
  - Luis Tejada will be reassigned from the Health & Environment Committee to Youth & Education
  - Domingo Estevez will be reassigned from Parks & Cultural Affairs to Health & Environment
  - Jonathan Reyes has been selected to be Assistant Chair of the Business Development Committee
  - Martin Restituyo has resigned from CB 12 and we appreciate his past service.
- ~ He attended a Borough Board Meeting in which the Zoning for Quality and Affordability Proposal and the Mandatory Inclusionary Housing Text Amendment were discussed.
  - Issues included the Area Median Income (AMI), Tenant's Rights Existing Housing, Senior Housing, Parking, etc.
  - The AMI that the proposals mention is not appropriate to the needs of this community.
- ~ On November 30<sup>th</sup>, all Borough Chairs will meet at the Borough President's office

to vote of both the MIH and the ZQA.

- ~ There will be a closed door meeting with the Armory to discuss matters relating to the use of their space by community non-profits. City Agency representatives, local political leaders and representatives from CB 12 will attend the meeting in an effort to address a matter that has been under discussion for more than a year. The meeting is scheduled for next week.
- ~ The Community Emergency Response Team (CERT) will work with Homeland Security and the Office of Emergency Management to prepare the community to respond appropriately to any future problems. CERT is looking for community residents who are willing to be trained to assist. Public notices seeing community participants will be sent out.
- ~ Welcomed NYS Senator Espaillat, Assemblyman Farrell, Deputy Mayor Perez and Luis Miranda.

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

- ~ He participated in a meeting on November 12<sup>th</sup> with the new Chair of the NYS Liquor Authority, Vincent Bradley to examine the various types of licenses and to work on new ways the process can be streamlined. The next meeting is set for December 8<sup>th</sup>.
- ~ He is working on an effort called "Parks Without Borders" which will promote the use of space adjacent to the parks. Efforts are underway to beautify these adjacent areas.
- ~ There will be a Children's Holiday Celebration in the Northern Manhattan Office.
- ~ Josh Osette, Liaison at the NYC Department of Transportation (DOT) will retire on November 30<sup>th</sup>. We should provide a Certificate of Gratitude for his many years of service.

***Borough President's Report - Northern Manhattan Liaison, Giovanni Puello presented the following:***

- ~ He is working on increasing the sanitation pickups in CB 12 from 4:00pm onward.
- ~ Community Board applications are available on-line.
- ~ There has been an improvement to the Landmarks Preservation Commission process.
- ~ Eleven interns from the City University of New York have been hired for a period of 6 weeks to help map school locations vacant land, development history and 311 complaints. The students will work 12 hours per week in this endeavor.
- ~ New pay phones will be installed in the new kiosks that are being placed around the city. These phones will offer free nationwide calls. By July 25, 2016, there will be 320 flat paneled kiosks in use.

***Presentation of the Dyckman Scholars:***

**Ross Frommer, Deputy Vice President for Government & Community Affairs & Associate Dean, Columbia University Medical Center** introduced the following:

- ~ The Dyckman Scholars Program is 10 years old.
- ~ He thanked several of the community residents who helped to get the program going including Steve Simon, Bob Isaacs, and others.

**Kristen Scully, Dean of Student life at CUMC** introduced this year's winners

Who are all graduates of the Discovery Center:

- ~ John Franco Díaz
- ~ Carlos Morales
- ~ Karina Polanco
- ~ John Mangual

**Community Board 12 (Aldemar De Jesus Diaz for George Fernandez) honored the late Margaret Henrietta Cain**, former school crossing guard on Broadway for more than 45 years:

- ~ A film of her life as a crossing guard was shown.

- ~ Officers of the 33<sup>rd</sup> and 34<sup>th</sup> Precinct were recognized by CB 12 for their efforts in providing special arrangements for her funeral including a cortege in front of IS 173.
- ~ Aldemar De Jesus Diaz & George Fernandez presented Certificates of Appreciation on behalf of the Manhattan Borough President's office & CB 12 to:
  - P.O. Carmen Gomez - 33<sup>rd</sup> Pct.
  - P.O. Daniel \_\_\_\_\_ 33<sup>rd</sup> Pct.
  - P.O. John Carlo Alyot – 34<sup>th</sup> Pct.
  - P.O. Kevin Murphy – 34<sup>th</sup> Pct.
  - P.O. Andrea Dinella- 34<sup>th</sup> Pct.
  - P.O. Desmond Stafford – 34<sup>th</sup> Pct.
  - Captain Natalu – 34<sup>th</sup> Pct.
  - Mr. Pat Smith, Community Resident

***Deputy Inspector Christopher Morello, 34<sup>th</sup> Precinct*** announced:

- ~ Crime is up 21% in the Precinct
- ~ Arrests are up 113%
- ~ There was a homicide on 207<sup>th</sup> Street
- ~ Gun arrests are up 95%.

***NYS Senator Adriano Espaillat addressed everyone as follows:***

- ~ He is hosting a series of Coffee meeting on Saturdays in order to communicate with the community and gain input.
- ~ Laurie Tobias Cohen is the new representative for CB 12.
- ~ He attended a presentation by the Furman Center for Real Estate and Urban Policy of NYU on November 17<sup>th</sup>.
- ~ He attended a vigil for the victims of the Paris terrorist attack which was held in Bennett Park on November 15<sup>th</sup>.
- ~ November 12<sup>th</sup> was the anniversary of the plane crash involving many residents of Washington Heights as they were flying to the Dominican Republic.
- ~ He attended a ribbon cutting for the new hotel on West 168<sup>th</sup> street for The Edge Hotel.
- ~ He is working on an effort to get Security Cameras on Amsterdam Avenue behind Isabella.
- ~ He is hosting the Annual Luncheon for seniors on November 25<sup>th</sup> at La Marina.

***Assemblyman Herman D. Farrell addressed everyone as follows:***

- ~ He wished everyone a Happy Thanksgiving.
- ~ There will be 4 elections next year. Prior to that he plans to clear up problems relating to various voting locations.
- ~ There are problems with the entry to the George Washington Bridge. It may be appropriate to have a traffic officer assigned to regulate traffic.

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Public Session: - Chaired by Pamela Palanque North

Danita Nichols, New York Public Library announced that the NYPL had received a budgetary increase and that the additional money would be used to set up early literary hubs. The Dyckman Institute has published a history of Washington Heights and this history is available in all 3 local libraries.

Elizabeth Starcevik, Community Resident, spoke about the need for more frequent sanitation

collections in the community.

Joel Yoffie, Community Resident, recited a poem “A Nightmarish Atmosphere”

Cheryl Pahaham, Community Resident, announced that she is not happy with the progress of the rezoning efforts to date and that she is forming an Inwood Rezoning Task Force and invited those interested in joining the Task Force to speak with her or to contact her at cpahaham@gmail.com.

Rita Gorman, Community Resident, indicated she is not happy with the information that was presented by the Economic Development Corporation (EDC) and recommends support for the Land Use Resolution.

Thomas Lopez Peirre, Community Resident and Political Candidate in the 7th District, spoke about the lack of concern by elected officials in the financial support they appear to be receiving from real estate organizations.

Naomi Rodriguez, Dyckman House Farm & Museum, spoke about the free education that the Farm House and Museum provides and that the Farm House and Museum appreciates appropriate donations for its services. Fliers are available at the literature table.

Jennifer Fox, Community Resident spoke in opposition to Resolution # 11 (Novvo Restaurant). The do not want a hookah bar on the ground floor of their building. In addition no input had been sought from any of the building’s residents prior to the Licensing Committee’s approval. She presented a detailed petition regarding this matter that had been signed by more than 30 community residents.

Dmitri Daniel Glinski, Director of Intercommunity Affairs, Russia Speaking Community of Manhattan & the Bronx, spoke about the growing incidents of injustice and inequality. He also spoke about the need for support for Russian Jewish organizations.

Jeanne Dubau, Riverside Edgecombe Neighborhood Association (RENA), spoke in opposition to the Mandatory Inclusionary Zoning Proposal.

William Goodin, Riverside Edgecombe Neighborhood Association (RENA), spoke in opposition to the Mandatory Inclusionary Housing Proposal.

Paul Hintersteiner, Fort George Hill Resident, spoke about the problems created by the recent installation of bike lanes on Fort George Hill. He also indicated that there is a plan to turn Fairview into a one-way street – further complicating the traffic problems. He also supports the return of street cleaning to 2 times per week.

Dr. Gary Altheim, Executive Director, Growth & Development Services, expressed concern that his organization may be evicted from the 2nd floor space in the Armory. He wants the Armory to be more responsive to the needs of his organizations and to the community at large.

Tiffany Lee, Centro de Altagracia de la Fe and Inwood Resident, expressed opposition to Mandatory Inclusionary Zoning Proposal. She indicated that the Area Median Income (AMI) numbers were not appropriate for this community.

Sara Fisher, Inwood Resident & Friends of Inwood Hill Park, indicated that new flowers were planted in Inwood Hill Park and that efforts are underway to remove more of the garbage. She also spoke about the training program concerning tree counting and and encouraged residents to participate. She also spoke about the “Parks without Borders” initiative and the need for more funding to keep the parks clean.

Phil Zablocki, Chair, Advocates for Quality & Integrity, requested a public hearing concerning the operation of the Armory with respect to the use of Armory by community non-profit organizations. He claimed that a similar request had been made to our local political leaders but the public meeting had not taken place to date.

Gerard Dominach, Inwood Owner’s Coalition, registered his opposition to Resolutions # 6 and 11 (Café de Broadway & Novvo Restaurant). He indicated that Novvo intends to permit the use of hookah and that Café de Broadway plans

to change their operation from a restaurant to a nightclub & lounge.
He submitted a statement regarding this matter.

Caterina Rivera, Manager, Healthy Neighborhoods Project, City Harvest, introduced herself in her new role spoke about the new mobile market which will take place at various locations in the community. Fliers are available in the back..

Elizabeth Lorris Ritter, Cornerstone Chorale, spoke about the upcoming concert by the Cornerstone Chorale to be held on December 6th at 4:0pm at the Holy Rood Church. She also spoke about the “Hot Pastrami” Klezmer Group who will perform at Castle Village in the Community Room on December 10th at 7:00pm.

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**Committee Chairs’ Reports & Resolutions: (chaired by Aldemar De Jesus Diaz for George Fernandez)**

**Felipe Wytik Sanchez, Chair, Nominating Committee** reported the following:

- ~ He recognized the other committee members: Yahaira Alonzo,  
Anita Barberis, Andrea Kornbluth, Terriell Peters & Ayisha Ogilvie.
- ~ He referred to the guidance provided by Articles 802 & 804 of the By Laws.
- ~ He referred to the list of community board members who are eligible.
- ~ He asked for nominations from the Board and noted the following:

|                     |                                                                  |
|---------------------|------------------------------------------------------------------|
| Secretary           | Elizabeth Ritter (who resigned her candidacy for Chair)          |
| Assistant Secretary | Elizabeth (Betty) Lehmann                                        |
| Treasurer           | George Fernandez                                                 |
| Second Vice Chair   | Isaiah Obie Bing                                                 |
| First Vice Chair    | Pamela Palanque North, Arlene Schulman, Maurice Owen<br>Michaane |
| Chair               | Richard Lewis, Aldemar De Jesus Diaz, Shahabudden Ally           |
- ~ He then declared all nominations closed.

**Wayne Benjamin, Chair, Land Use Committee reported on (1) Resolution:**

- ~ He spoke about Resolution A noting that while the goals were laudable, the impact on the community is not what it needs to be. Moreover
- ~ There has not been sufficient time to study the matter in detail.  
In addition, answers to questions posed in June have not been forthcoming.
- ~ The plans need to be more flexible with a capacity to tailor the programs to the needs of each community – particularly with regard to income levels.
- ~ CB 12 should have more of an input into the planning.
- ~ The parking issue needs to be revisited/
- ~ The Mandatory Inclusionary Housing proposal has certain loopholes that will not benefit the community.
- ~ He indicated that CB 12 could support the amendments if certain modifications are made.
- ~ Richard Lewis made a recommendation to add the word “permanently” in the section of the resolution mentioning rent stabilization.

**Louise Carroll of Housing Preservation Development** offered Comments on Resolution A recognized the need for community feedback and offered some clarification on some of the details – such as the fact that all units are to be part of the rent stabilization program. She also indicated that the Community Boards will be very much involved in the zoning process.

**Richard Lewis, Chair, Housing & Human Services reported on (1) Resolution:**

- ~ He spoke about a presentation made recently at the Housing & Human

Services meeting by the Lantern Group to provide housing for various individuals. The housing is to be on West 163<sup>rd</sup> Street and is to be called be “Savannah Hall”. The Housing is proposed to accommodate lower income community residents, homeless individuals and others who are in need. Ceratain questions arose at the meeting and the Lantern Group will return for the Committee’s January meeting.

- ~ The Cerebral Palsy Association is requesting approval for residential alternatives for individuals with developmental disabilities into 2183 Amsterdam Avenue, a building owned by NMIC. The committee approved their request and it is now Resolution B.

**Fe Florimon, Chair, Youth & Education reported the following:**

- ~ She spoke about the upcoming Town Hall meeting which is to take place on Tuesday December 15<sup>th</sup> from 6:00pm to 8:00pm at George Washington High School. All District 6 Parents are invited as are all CB12 members. Chancellor Carmen Farina will be the guest speaker.

**Yahaira Alonzo, Chair of Traffic & Transportation** referred everyone to the minutes of the recent Committee meeting.

**Arlene Schulman, Assistant Chair, Health & Environment** reported to following:

- ~ Thanked (2) former Board members – Edith Prentiss and Harlen Pruden who brought a focus on AIDS to this community.
- ~ There will be a presentation at the next Committee meeting about the status of the AIDS situation in our community.
- ~ She referred everyone to the Committee’s minutes.

**Aldemar Diaz, Chair, Licensing Committee** reported the following:

- ~ Resolution # 12 is not recommended for approval since the applicant did not appear before the committee.
- ~ Resolutions # 8 and 9 withdrew their applications because they were not ready and did not have sufficient information. We cannot support their application.
- ~ Resolution # 13 – the Restaurant claimed they had a problem with the Board office in terms of the timely submission of application documents before the November meeting. Upon a thorough review, it was decided by the Committee to support their application. Further checking after the meeting did not support the claim of the restaurant.
- ~ Arlene Schulman moved that we amend the resolution to reflect the facts surrounding the application as are now known. This restaurant will be coming before the committee in December.  
**The Resolution will then be amended to reflect “does not recommend” instead of “recommends”.**
- ~ Felipe Wytik Sanchez moved that “withdrawn” be changed to “**not to recommend**” in Resolutions 8 & 9. The motion was accepted.
- ~ There was substantial discussion to amend # 13 as presented at the meeting to replace the language to reflect the fact that the claims made by the restaurant were not accurate. The final clause will be replaced with language that reflects the facts. The Restaurant has operated appropriately with a liquor license up to now. Arlene Schulman **moved that we adopt a substitute resolution** which would identify

the facts and that would indicate that CB 12 **cannot support** the application at this time pending their appearance at the December meeting. **The motion was seconded.** There were no objections so the substitute Resolution will replace the original Resolution.

**Elizabeth Lorris Ritter, Chair, Parks & Cultural Affairs** reported the following:

- ~ Next meeting will include developing a wish list for the NYC Parke Department for what if needed in our community parks.

**Aldemar De Jesus Diaz** reported on the **Committee for the Concerns of the Aging**

- ~ Meeting times will be changed to accommodate better attendance
- ~ New CB 12 members are requested to serve on the committee.

**Maria de La Cruz, Community Liaison, NYC Controller Scott Stringers' Office** spoke about the following:

She introduced the new program "Take it to the Bank"

She spoke about the Red Tape Commission to help small businesses with matters affecting their operations.

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Voting on the Resolutions:

Item #	Resolutions	Voting: Y-N-Abst- Absent NV	Passed or Failed
A.	Resolution <i>not to support</i> the Proposed Zoning for Quality & Affordability and Mandatory Inclusionary Housing Text Amendment	29-0-0- 17-0	<i>passed</i>
B.	Resolution <i>to support</i> the Establishment of Individualized Residential Alternative (IRA) facilities at 2183 Amsterdam Avenue in Units 2B and 3B.	29-0-0- 17-0	<i>passed</i>
1.	Resolution <i>to recommend</i> the SLA to grant a Renewal of its On-Premises Liquor License to: Agua Roja Bar & Restaurant Corp. dba Agua Roja Bar & Restaurant – 220 Nagle Avenue, (at the corner of Academy St.)	27-2-0- 17-0	<i>passed</i>
2.	Resolution <i>to recommend</i> the SLA to grant a Renewal of its On-Premises Liquor License to: Malecon Restaurant Corp. dba El Malecon Restaurant – 4141 Broadway, (at the corner of W. 175th Street.)	29-0-0- 17-0	<i>passed</i>
3..	Resolution <i>to recommend</i> the SLA to grant a Renewal of its On-Premises Liquor License to: International Drink Group Inc. dba Buddha Beer Bar – 4476 Broadway, (bet. Fairview Ave & W. 193rd St.)	28-0-0- 17-1	<i>passed</i>
4.	Resolution <i>to recommend</i> the SLA to grant a Renewal of its Restaurant Wine License to: El Guanaco Restaurant & Pupuseria – 4195 Broadway, (at the corner of W. 178th Street.)	29-0-0- 17-0	<i>passed</i>

5.	Resolution to recommend the SLA to grant an Alteration to Existing Method of Operation to: Corcho Corp. dba Corcho Wine Room – 227 Dyckman Street, (bet. Seaman & Broadway Avenues	27-2-0-17-0	<i>passed</i>
6.	Resolution to recommend the SLA to grant an Alteration to Existing Method of Operation to: Café Mathias Inc. dba Café De Broadway – 4996 Broadway, (at the corner of W. 212th Street.)	20-9-0-17-0	<i>passed</i>
7.	Resolution to not recommend the SLA to grant a New On-Premises Liquor License to: Vida In China LLC.– Chino Latino – 122 Dyckman Street, (at the corner of Post Avenue.)	27-2-0-17-0	<i>passed</i>
8.	Resolution to not recommend to the SLA to grant a New On-Premises Liquor License to: Entre Amigo Restaurant & Bar – 2244 Amsterdam Avenue, (at the corner of W. 172nd Street. (AMENDED)	29-0-0-17-0	<i>passed</i>
9.	Resolution to not recommend to the SLA to grant a New On-Premises Liquor License to: D Sports Bar Billiards Corp. – 3775 10th Avenue, (bet. W. 202nd & W. 203rd Street.) ((AMENDED))	29-0-0-17-0	<i>passed</i>
10.	Resolution to 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. 186th & W. 185th Streets.)	24-5-0-17-0	<i>passed</i>
11.	Resolution to recommend the SLA to grant a New Restaurant Wine License to: Novvo Restaurant Inc. – 5009 Broadway, (bet. W. 213th & W. 214th Streets.)	14-15-0-17-0	<i>did not pass</i>
12.	Resolution to not recommend the SLA to grant a New Restaurant Wine License to: Dyckman Billiards Café Inc. – 100 Dyckman Street, (at the corner of Nagle Avenue.)	29-0-0-17-0	<i>passed</i>
13.	Resolution to not recommend the SLA to grant a New Restaurant Wine License to: Grito Mexican Grill – 155 St. Nicholas Avenue (Bet. W. 188 th and 187 th Streets). (Substitute Resolution)	28-1-0-17-0	<i>passed</i>

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

The meeting adjourned at **10:39 pm**

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