

COMMUNITY BOARD 12, MANHATTAN
Executive Committee Meeting
530 West 166th Street, New York, New York

February 9, 2016
Executive Committee
MINUTES

Board Members Present:

S. Ally [Chair; G. Fernandez, (Treasurer); B. Lehmann (Asst. Secretary), M. Anderson (Asst. Chair, Concerns for the Aging), W. Benjamin (Chair, Land Use); Aldemar Diaz (Chair, Licensing); W. Garcia (Asst. Chair, Traffic & Transportation) A. Ogilvie, Chair, Housing & Human Services); Maurice Owen-Michaane (Chair, Business Development); S. Simon [Chair, Health & Environment); A. Shulman, (Chair, Public Safety), R. Allman, (Chair By-Laws Task Force); J. Berlin (Parliamentarian)

Excused: P. Palanque-North, (First Vice Chair), E. Lorris Ritter (Secretary & Chair, Parks); Y. Alonzo (Chair, Traffic & Transportation); L. Saneaux (Chair, Concerns of the Aging)

Absent: O. Bing, (Second Vice Chair); F. Florimon (Chair, Youth & Education)

New York City Economic Development Corporation Officials attending:

Adam Meagher, Jocelyn Dupre. Zach Avre

The meeting was called to order: 7:15 – Quorum was present.

Presentation:

Shah Ally introduced the NYC Economic Development Corporation representatives who presented the following report on “Inwood NYC”. This report is posted in the NYC EDC web site. The link to the presentation made to the Executive Committee is below:

http://www.nycedc.com/sites/default/files/filemanager/Projects/Inwood_NYC/InwoodNYC_CB_12_Exec_Committee_FINAL.pdf

In summary, the EDC staff presented the following:

- ~ The rollout began in October 2015 with a series of workshops
- ~ EDC has 8 agencies that are part of its “City Team”
(Planning, HPD, Small Business, Parks, DOT, Environmental. Protection, Health, Immigrant Affairs)
- ~ Stakeholder support has been secured with state and local elected officials as well as NYP, Time Warner, NMIC, CUNY, NYRP, CLOTH and Con Edison
- ~ Goals have been defined:
 - Support affordable and mixed income housing
 - Expand economic opportunity
 - Improve neighborhood livability
- ~ A neighborhood Plan has been defined and steps have been outlined:
 - Information Gathering & Community Conversations
 - Development of the Neighborhood Plan
 - Implementation
- ~ Previous Planning Efforts were discussed:
 - Sherman Creek
 - Washington Heights & Inwood Planning Land Use Study
 - Sherman Creek Waterfront Esplanade Master Plan
 - Northern Manhattan Parks Master Plan

~ Outreach Efforts were discussed:

- Fall Open House- October 2015
- Scenario Planning Workshops – Nov 2015 to January 2016
- Community Survey
- Feedback
 - Affordable housing for seniors, families, disabled, homeless, etc.
 - Mixed Commercial & Residential use of space
 - Small business friendly environment
 - Indoor community facilities
 - Affordable and accessible parking
 - Waterfront access to public open space
 - Contextual development for new construction
 - Tenant Protection
 - Maintenance programs for existing housing
 - Educational & job training options
 - Infrastructure improvements
 - Pedestrian Safety Improvements
 - Additional parking
- A time line was presented for going forward:
 - Draft rezoning framework & public scoping – Spring 2016
 - Rezoning Proposal & Public Investments – Summer – Fall 2016
 - Rezoning begins public review (ULURP) – Fall 2016
 - Rezoning Approval – Spring 2017
- Next Winter Public Open House – Saturday, March 3

Q & A followed with the following questions:

- ~ How is affordability determined? **Answer:** Data will be collected for CB 12 and community input will be sought to determine the right amounts.
- ~ Will there be construction over the railyards? **Answer:** No
- ~ How is the community going to be made aware of feedback? **Answer:** The meeting on March 5th will provide a “360” on everything heard in the past several months.

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**Reports:**

**Chairman’s Report:** Shah Ally reported the following:

- He attended the State of the Borough address on Sunday, January 31, 2016
- He attended a public hearing on the planned closing of the Associated Supermarket on 187<sup>th</sup> Street. About 500 people were in attendance.
- He attended a ribbon cutting for the 215<sup>th</sup> Street Staircase renovation
- On February 23, there will be a public hearing on the preliminary budget. Responses will be considered and future discussions will take place.
- He plans to host “meet and greet” sessions throughout the community in order to promote awareness of the work of CB 12 and to engage in dialogue about issues.
- Sherman Plaza discussions are underway at the community level.

**Richard Allman – Chair, By-laws Task Force** reported the following:

- Richard presented the changes to the By-Laws which were reviewed by all
- Motion to Accept was made and seconded to recommend the changes to the Board.
- **The Motion passed by a show of hands with a tally of 12 = Yes and 0 = No.**

**Maurice Owen Michaane, Chair, Business Development** reported the following:

- He attended the public hearing on the planned closing of the Associated Supermarket.
- Associated has been granted a 30 day reprieve on the eviction notice from the landlord

pending further review and resolution.

- A job summit is planned for April 21 which will be co-sponsored by the Washington Heights Inwood Chamber of Commerce. It will take place at the Betty Shabazz Center.

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

- Fiscal Year 2018 will start in June and will be in conjunction with City Planning. This is a very technical process and the objective is for the ranking of needs to be done before there is any discussion. This is a problem and he indicated that he would like to invite Deputy Borough President Matthew Washington to meet with CB 12 to discuss the matter.
- A meeting is planned with the SLA in March. There is an opportunity for us to discuss the matter of the ability of establishments to serve liquor beginning on Sunday morning and the existing prohibition on establishments to serve liquor if they don't have a direct-to-the-street access and entry is gained through another establishment.
- At 3964 10<sup>th</sup> Avenue (between 213 & 214<sup>th</sup> Streets, there is an establishment with a sign that says "Play Room Grand Opening". There is no record of a liquor license application on file. The matter was referred to the 34<sup>th</sup> Precinct and is being investigated.
- Filming within Washington Heights has become a big problem and we need to revisit the rules that are currently in place. For example, a film crew recently had a "no parking" sign on Broadway from 172<sup>nd</sup> to 176<sup>th</sup> Street on a Sunday, thereby inhibiting parking in front of a Church having Sunday services.

**Arlene Shulman, Chair, Public Safety** reported the following:

- The committee had a very successful meeting in which the Manhattan DA's office presented
- as well as the NYC Probation Department and Judge Sherry Michels. There was an excellent discussion of the court system.
- NYC Transit gave a presentation about safety initiatives that will be in place to combat a recent uptick in crime including slashings in subway crime.
- The topic of Domestic Violence will be discussed at the next meeting.
- The Probation Department is soliciting donations of prom dresses and tuxedos for poor community youth so they are able to attend their respective proms.

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

- At the last meeting there was a discussion of how the meetings should proceed going forward.
- There was also a discussion about holding additional meetings at the Senior Centers.

**Steve Simon, Chair, Health & Environment Committee** reported the following:

- CB 12 is # 1 in the City in terms of noise complaints. At the recent meeting, Cheryl Pahaham of the NYS Comptroller's Office spoke about the report they had and sought guidance from the community as to what measures to remediate the problem might work. Cheryl will present the findings at the upcoming General Meeting and will seek community input on a State survey regarding noise.
- CB12's Street Cleaning ratings are up and are at 96.8 % - the highest we have ever had.
- EMS presented at the recent meeting and provided annual results from January 2015 to January 2016. Ambulance response times are very quick with an average of 5.14 seconds, which is 0.1% behind the fastest district – CB 1 in lower Manhattan.

**Wanda Garcia, Assistant Chair, Traffic & Transportation** reported the following:

- CB 9 is looking for CB 12 to work in collaboration with them in terms of dealing with the MTA.
- At the recent meeting Lillian Sanchez of the Sugar Hill Children's Museum, spoke about the hardship that will be present when they shut down the 155<sup>th</sup> Street and 163<sup>rd</sup> Street subway stations for renovations. She indicated that community residents want shuttle service during the months of the shutdown and other recommendations. The matter is under review.

DOT has promised to send a representative to future meetings.

- The ramps at Margaret Corbin Circle were discussed with regard to DOT assistance with ramps.

**Andrea Kornbluth, Assistant Chair, Land Use** reported the following:

- Audubon Park has been selected for celebration as part of the Historic District expansion.
- Both Councilman Levine & Rodriguez spoke at the meeting and addressed issues such as the need to increase the affordable housing through an upward adjustment to the 80/20 rule. They also indicated that the City Council will be voting on the ZQA and the MIH proposals in the April timeframe. Prior to April, there will be public hearings to gather community input for both of these proposals.
- The developers of 4650 Broadway attended the meeting to talk about their plan to build a 23 story building on Seaman and Broadway. It is planned to be 240 feet tall with 370 units including 111 of affordable housing. They are already on the ULURP calendar. Current zoning is R7-2 which will require them to file for a variance for the additional height beyond the 17 stories they are permitted by code.
- There will be a full public hearing on March 6<sup>th</sup> at the Nagle Avenue Y

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

- 3964 10<sup>th</sup> Avenue is operating and did not follow procedures with regard to the application process.. They are already advertising on-line and do not have a license. We will strongly object to their application when it comes. The police have been notified. The SLA will be notified.
- There are 14 applications for consideration this month  
7 Renewals – including 5 On Premise Liquor (OPL's), 1 Restaurant/Wine & 1 Tavern/Wine  
7 New applications
- We are looking at streamlining the application process so that it is on-line and easier to access and complete. This matter will be discussed at tomorrow's meeting.
- There is a requirement for a separate entrance for an establishment that sells liquor. In addition there is a ban on selling liquor before noon on Sundays. Both of these matters will be discussed at the meeting.

**Ayisha Ogilvie, Chair, Housing & Human Services Committee** reported the following:

- There was a discussion at the meeting regarding the process of transitioning from homelessness and foster care to housing.
- We had a discussion regarding the proposed building on 165<sup>th</sup> Street to house the homeless. Some local residents complained that they thought the building plan is not compliant with zoning regulations. This matter will be reviewed and discussed further.
- We recommend that CB 12 consider putting meeting recordings be put on-line on our web site.
- We revisited our Goals for 2016 and spoke about metrics in place regarding trends, and program participation – i.e. SCRIE, etc.
- The NYC Software engineering program contacted us regarding an offer for engineers to help CB 12 with live streaming meetings, recording, taking photos, etc. to make the web site more robust.

**Shah Ally announced** that the next Executive Committee meeting will take place on Thursday, March 10<sup>th</sup>.

There will be a CB 12 social on Tuesday, March 15<sup>th</sup> from 6:00pm to 9:00pm

The March General Meeting will take place on Tuesday, March 23<sup>rd</sup> at 530 West 166<sup>th</sup> Street on the second floor.

**The meeting adjourned at 10:45 pm**

**Respectfully submitted:** Elizabeth (Betty) Lehmann (Assistant Secretary)  
March 10, 2016

