

**Community Board 12, Manhattan**  
**Minutes of the December 20, 2016 General Meeting**  
**Alianza Triangle Building (530 W. 166<sup>th</sup> St., 2<sup>nd</sup> floor, NYC 10032)**

**Board Members Present:** Richard Allman, Shahabuddeen Ally, Mary Anderson, Wayne Benjamin, James Berlin, Isaiah “Obie” Bing, Jason Compton, Gerard Dengel, Natalie Espino, Fe Florimón, Barbara Frazier, Mitchell Glenn, Fern Hertzberg, Yosef Kalinsky, Osi Kaminer, Andrea Kornbluth, Elizabeth Lehmann, Richard Lewis, Elizabeth Lorris Ritter, Maria Luna, Jay Mazur, Isidro Medina, Deborah Nabavian, Ayisha Ogilvie, Jonathan Reyes, Steve Simon, Carlos Suero, Luis Tapia, Karen Taylor, Javier Trejo, Felipe Wytik Sanchez. **Board Members Excused:** Yahaira Alonzo, Glennis Aquino, Anita Barberis, Wanda Garcia, Rud Morales, Pamela Palanque-North, Liliana Saneaux, Arlene Schulman. **Board Members Absent:** Jennifer Chung, Daryl Cochrane, Robin Cruz, Aldemar De Jesus Diaz, Katherine Diaz, Domingo Estevez, Priscilla Mota-Willis, Esteban Nembhard, Angela Sanchez.  
**Staff:** Ebenezer Smith.

~~~~~

6:55pm **Welcome & Introductory remarks by the Chair**, a quorum having been achieved.

6:57pm **Adoption of the agenda:** motion by Richard Lewis, second by Gerard Dengel; no objection.

6:57pm **Approval of Minutes of November meeting:** motion by Maria Luna, second by Jonathan Reyes; no objection.

6:58pm **Highlights of Chair’s report**, the full text of which is included in members’ packets:

- GWB Bus Station 8 years. Little info. Jan update as to delays. When opening, how going forward. Walk-thru first week of Jan
- \$30M renovation of Highbridge Park under NYC Parks Anchor Parks initiative. Public forum in November to solicit ideas from the community. Very well-attended by a diverse group of stakeholders; lots of great ideas.
- CB12 Holiday party on 12/21 (tomorrow!) at Angry Burger (Broadway & Fairview0, 5:30pm-9pm. Cash bar/menu.

**Davíd Gracia (founder) & Charlie Ortiz (Principal)**, WHIN will be opening a charter school here in CD6 in September 2017. Integrates music as part of the curriculum, based on El Sistema, created in Venezuela. 40 years old (1976). The goal is to break cycle of poverty through education and music. The school will use a restorative justice / responsive classroom model, a co-teaching model with regular and special ed teacher; 1:13 staffing model in classroom.

**Presentation of Dyckman Scholars:** CU’s Ross Frommer presented prior-year and this year’s scholars. Jean Franco Diaz, a Dyckman Scholar who graduated CU last spring, was accompanied by his mom every year for the 4 years he received the award. Sadly, she is not with him this evening as she away a few months before he graduated. Ross then introduced Aury Garcia, CU’14 and a Dyckman Scholar who is now CU Coll of P&S ’20, also recently married. (Congratulations and applause.) She spoke about the program, during which she pursued an undergrad psychology degree. She offered thanks to the community, and to the continuing support our community’s youth. He also gave a shout-out to James Grate, CU’97, who now works for CU, and Patricia Rojas, CU’10, currently a nursing student at another school. Ross then introduced this year’s scholars, Carlos Morales, 17; Jonathan Mangual, 18; Karina Polanco 19; and Jason Cruz, 20, of whom Mssrs. Mangual & Cruz were not available due to studies. Carlos Morelis (Senior) & Sophomore Karina Polanco (Sophomore) spoke briefly and introduced their parents. There was much applause and many congrats, and a few words. All are in agreement that this is one of the highlights of the Community Board’s meetings; these kids are so inspiring.

Ross also announced upcoming (on January 5<sup>th</sup>) seminar from School of Nursing on staying healthy. Cohosted w/ CB12 Health & Environment Committee.

~~~~~

7:16pm **Public Session** (Time-keeping by Gerard Dengel)

**Cheryl Miller, Moving Forward/Unidos** Opposed to Il Posto / Tabú sidewalk café (#10); read statement from Nancy Preston, Moving Forward Unidos.

**David Friend, Inwood Preservation**, in response to development and destruction of contextual zoning. Endorses CB12 efforts to demand this. We must have comprehensive response, not be playing “whack-a-mole” every time a problem development is proposed. (Written testimony submitted for the record.)

**Joel Yoffie**, read a poem.

**Kate Reuther & Lydia Villaronga, Uptown Stories** Mission is to help young writers discover and develop their inner voices within a diverse community of writers. Capped at 10. Pay-what-you-can get from flyer

**Jennifer Bristol**, opposed to Licensing items for Fat Pig & Dyckman Billiards. Spoke against.

**Katherine O'Sullivan**, opposed to Il Posto/Tabu, Fat Pig, and other applications; urged "no" votes. (#4, 6, 10, 11).

**Mariellen Novack** Recently moved here; I love this neighborhood. Tipping point for me was the election. I am taking my passion for community and every day turning it into activism. SHAREchanges. I have a logo, safety, hope, awareness, real expectations. I am looking for funding, networking, etc. Help me build a grassroots organization.

7:30pm NYS Senator / Congressman-Elect Adriano Espaillat: Spoke about moratorium. Year has concluded. Go through some of the numbers to talk about the effectiveness. Although the legislation didn't pass, we got good feedback from SLA, and they are taking this into account. During the year, not only did we not see an increase, we actually saw a reduction by three. Pretty much everywhere else there has been an increase. Now we will look at noise complaints and other quality-of-life complaints to see if there's any effect. Must balance legitimate business development needs with the QOL issues of the community. Also noted that January 3<sup>rd</sup> is swearing-in in Washington DC. There will be buses leaving from throughout the district. We need to come together to show the nation that we are standing together as a community. There will also be a celebration locally on the 29<sup>th</sup> at United Palace.

7:37pm **Elaine Gonzalez Morreno**, community resident.

**Katerina Rivera, City Harvest**. Mobile market this Thursday at Dyckman Houses. Needs volunteers 8:45-noon this Thursday 12/22 [volunteerservices@cityharvest.org](mailto:volunteerservices@cityharvest.org).

**Mike Fitelson, United Palace of Cultural Arts**. Designated with Landmark status. A lot of people have been celebrating, but we have a different take. For 50 years UP has been cared for by the Reverend Ike and the congregation, tens of millions of dollars, and the building is in good shape. We are opposed to this designation as it will add time, red tape, money to the process, and it's a bad thing. We'd like for the Council to oppose this designation. 120 days from LPC designation, the Council can rescind the designation. I am asking for support to ask the local Councilmember to rescind.

**Barbara Frazier, RING & 99 Hillside Ave., & 34<sup>th</sup> Precinct Community Council**: double-parking at many of the clubs east of Broadway is taking the private spots that NYCHA residents pay for. This is a problem. (#4,5,6: vote no). Also Dyckman Billiards not a billiard hall, but a full club at this point. Also opposed to Fat Pig (#11), which was turned down previously by SLA.

**June Benjamin**: Land Use Committee approved construction of hotel on Amsterdam & W. 181<sup>st</sup> St., with designated space for a non-profit. Can we have discussion of that? Who will get the space? Will the construction jobs be union?

**Betty Lehman, Isabella**: senior housing. Openings. 62+ independent, but may need services. Come/go as please, but make own lives and stay in community. Open house in February. Also working with CUMC on a story-works project for older people. Older people in working through storytelling can ameliorate some of the depression and loss of function/faculties related to aging. Looking for an assistant. The position pays a small stipend.

**David Thom**: opposed to #12, which was deferred to January. Had an idea Also agrees with Moving Forward/Unidos on #s 4, 5, 6, 10, & 11.

<illegible> **de la Paz Marcha Cocina**. Chef. Trying to open Fat Pig. Michelin recommended (only two in the area the other being New Leaf). Many good recommendations on their food. Successful biz all over. Doesn't think it's

fair that other places in Inwood got OPLs, and I can't. I'm a good restaurateur. Chair of SLA has called me out for being a good restaurateur, saying there should be more like me. I live in this community, and will be respectful.

**Lydia Bassett:** lifelong resident of WH (and mother of our own member Esteban Nembhard). I am concerned about the 20+ story hotel at 181/Amsterdam? The community should be involved. There is such a need for affordable housing for families, seniors, young people, not luxury housing or housing for transients.

**Liz Ritter, Barack Obama Democratic Club of Northern Manhattan:** buses on January 3<sup>rd</sup> to DC for Rep. Espaillat's inauguration. BODC is working with 1199 to fill a bus. Free! Contact me if interested. It will be a long day, but an interesting and historic one, and worth the shlepp. Thanks to Coogan's for contributing box lunches to feed hungry travellers.

7:58pm **Representatives of Elected Officials**

- **Frank Hess for Assemblymember Herman D. "Denny" Farrell:** wished everyone Happy Holidays on behalf of the Assemblymember, who is in Albany.
- **Jessica Reynoso for NYC Public Advocate, Letitia "Tish" James:** There will be a Transportation Town Hall on January 10<sup>th</sup> at Hebrew Tabernacle (551 Ft. Washington Ave.) E. Lorris Ritter: that's not an accessible venue. A: we will look for another venue. *[Note: the event subsequently was rescheduled for Jan. 30<sup>th</sup>, at the Hebrew Tabernacle.]*
- **Mariel de la Cruz for NYC Comptroller Scott Stringer:** Wished everyone Happy Holidays and referred everyone to the Controller's written report.
- **Manny Belliard for NYC Councilmember Mark Levine:** Wished everyone Happy Holidays and referred everyone to the Councilmember's written report.
- **Lesly Almanzar for Manhattan Borough President Gale A. Brewer:** Community Board applications are now available. They are due February 3<sup>rd</sup>. Spoke briefly about Intro 1404, regarding a proposed increase in penalties for violations. Announced that for the holidays the MBPO will be collecting diapers and other supplies for families in shelters. If you'd like to donate, you can deliver to MBPO or order online and have them deliver, or drop off at CB12 office and the staffs will coordinate.

Chair's comments before turning the meeting over to Richard Allman for the Nominating Committee:

- Thanks to Laurie Tobias Cohen for her service to the community as Sen. Espaillat's representative; she will be moving to Harlem Community Liaison when he assumes Congressional office.
- Felipe Witick Sanchez and Maurice Owen Michaane have resigned; thanks to both for their service to CB12.
- Also thanks to Pamela Palanque-North and to Obie Bing, both of whom will be remaining on CB12 but are not renewing as 1<sup>st</sup> & 2<sup>nd</sup> Vice Chairs, respectively. Thanks to both for their service.

8:07pm **Richard Allman for Nominating Committee** Thanks to Gerard Dengel, Karen Taylor, Isidro Medina, and Wendy Garcia for serving on the Nominating Committee. There are six Officers' positions: Chair, 1<sup>st</sup> Vice Chair, 2<sup>nd</sup> Vice Chair, Secretary, Assistant Secretary, and Treasurer. There are candidates for the first five: Shahabuddeen Ally (re-election), Richard Lewis, Arlene Schulman, Elizabeth Lorris Ritter (renewal), and Betty Lehmann (renewal), respectively. There being a vacancy for Treasurer, the prior month's nominee having not qualified per the by-laws, nominations from the floor were open. Isidro Medina nominated Jon Reyes, who accepted. Betty Lehmann nominated Barbara Frazier, who accepted. There being no further nominations, the nominations were closed. Since five of the candidates were running unopposed and in consideration of time, only the candidates for Treasurer offered brief remarks regarding their respective qualifications for the position.

8:29pm Chair of the meeting was returned from the Nominating Committee to the Chair, who thanked the Committee.

8:29pm District Manager's report, which was not included in members' packets:

- Summary of ongoing issue with payment of CB12's rent. Alianza owns building in which CB12 offices are located. Columbia University is tenant of parts of several floors, and rents to CB12, though the lease is actually negotiated by the NYC Department of City Administrative Services (DCAS) on behalf of the Board. Somewhere there is an erroneous interpretation that catches CB12 in the middle, in terms of who is responsible for paying for evening security services. Lease was activated, and the retroactive rent has been paid, but both CU and Alianza are claiming

that the other is responsible for providing and paying for security services. It is CB12's position that this is part of the rent, and the Board doesn't care who pays it, but we don't have it in our budget and it was understood to have been a part of the lease. Pending long-term resolution of the matter, it has been agreed that CB12 will still be allowed to have evening meetings in its offices, notwithstanding a previous directive from the landlord to the contrary.

- Update on the ongoing work with MTA and tenants of 5030 Broadway regarding idling buses in from of the building.
- Announced various upcoming events.

#### 8:39pm **Committee Reports**

8:39pm **Land Use (Wayne Benjamin, Committee Chair):** Presented a resolution supporting proposed alterations and extension to 422 W. 160<sup>th</sup> St. in the Jumel Terrace Historic District. There was no discussion.

8:41pm **Licensing (Isidro Medina, Committee Assistant Chair):** Grateful to Osi Kaminer for her excellent and thorough minutes and resolutions.

Liz Ritter made a motion to amend resolution #11(for Fat Pig) to grant Restaurant Wine License rather than an OPL. The motion was second by Barbara Frazier. Richard Lewis, Ayisha Ogilve, and Jim Berlin said that SLA application is for an OPL, and we should vote on that, not on some other kind of license. The motion appeared to fail by a show of hands, and a roll call vote was not called. Steve Simon had several questions regarding stipulations: signed for 10 & 11, but not the other ones. Clarification on change of method of operation for #10: Moving Forward Unidos asserts this is the case, but do we have confirmation on that? A: No. Re #1: is the establishment called "Vapor Lounge" because there is smoking? A: No. Barbara Frazier: #6 located right under the 1-train by Dyckman Houses. They agreed to make a parking contract b/c they were worst for double-parking and stealing NYCHA spaces, but they have failed to do so. If they don't agree to a stipulation from a year ago, how can we say yes to them now? Carlos Suero: agree on the parking issue.

8:57pm Richard Allman for the Nominating Committee: there were 31 ballots distributed, of which two were voided as they were not signed (as is required by City Charter. Shah Ally, Richard Lewis, Arlene Schulman, Liz Ritter, and Betty Lehmann each received 28 votes for their respective offices (there was 1 ballot which left each of those 5 offices blank), and were elected to Chair, 1<sup>st</sup> Vice Chair, 2<sup>nd</sup> Vice Chair, Secretary, and Assistant Secretary, respectively. Jonathan Reyes was elected Treasurer with 23 votes; Barbara Frazier received 6 votes. All seven candidates were thanked for their willingness to stand for office.

9:00pm **Parks & Cultural Affairs (Elizabeth Lorris Ritter, Committee Chair):** Presented two resolutions supporting the Proposed Design of an Outdoor Fitness Area in Inwood Hill Park, and the Proposed Renovation Design for the Inwood Hill Park Nature Center. Steve Simon made a recommended wording change in the first "Whereas" of the first resolution, which was accepted as friendly.

9:02pm **Health & Environment (Steve Simon, Committee Chair):** 2020 for north side, 2024 on south where most of the suicides are. Some friendlies from Jim: as visually unobstructive as possible, referencing High Bridge. Also estimate is "hundreds". Unannounced upcoming events at meeting

9:05pm **Housing & Human Services (Ayisha Ogilvie, Committee Chair):** presented reso. Discussion by wayne on fine points since NYC doesn't have authority over MTA, a state agency. Ayisha noted many deletions from whereases. Should be "implement a program..." rather than getting into the specifics of how exactly the program would be administered or funded. Also spoke of rise in homelessness: 70% of homeless in shelters have kids. 9% of castle bridge are homeless.

9:20pm **Roll Call on Re-vote, 2 Land Use, Parks/Cultural Affairs Traffic & Transportation and 29 Licensing resolutions.**

| Item # | Resolution   | Yes-No-Abstain<br>Not Voting | <i>Passed or Failed</i> |
|--------|--|------------------------------|-------------------------|
| A.     | Resolution supporting the Proposed Alterations and Extension to 422 W. 160 <sup>th</sup> St. in the Jumel Terrace Historic District (Land Use) | 30-0-0-0                     | <i>passed</i>           |

|     |   |                  |                  |
|-----|---|------------------|------------------|
| B.  | Resolution supporting the Proposed Design of an Outdoor Fitness Area in Inwood Hill Park (Parks & Cultural Affairs)   | 29-0-0-1         | <i>passed</i>    |
| C.  | Resolution supporting the Proposed Renovation Design for the Inwood Hill Park Nature Center (Parks & Cultural Affairs)  | 29-0-0-1         | <i>passed</i>    |
| D.  | Resolution calling upon the Port Authority of NY/NJ to expedite the installation of fencing on the George Washington Bridge to prevent suicides (Health & Environment)  | 30-0-0-0         | <i>passed</i>    |
| E.  | Resolution supporting MTA fund for low-income riders (Traffic & Transportation)   | 30-0-0-0         | <i>passed</i>    |
| 1.  | Resolution to recommend the SLA grant a Corporate Change and or Method of Operation on their License to Vapor Lounge & Bar Corp. – 4160 Broadway (bet. W. 176 <sup>th</sup> & W. 177 <sup>th</sup> Streets.)                            | 22-7-1-0         | <i>passed</i>    |
| 2.  | Resolution to recommend the SLA grant a Corporate Change and or Method of Operation on their License to Floridita Restaurant Uptown Inc. – 4162 Broadway (bet. W. 176 <sup>th</sup> & W. 177 <sup>th</sup> Streets)                     | 29-1-0-0         | <i>passed</i>    |
| 3.  | Resolution to recommend the SLA grant a Class Change from Restaurant Wine to On-Premise Liquor License to Yudy Restaurant Inc. dba Lulo Restaurant – 1626 St. Nicholas Ave. (bet. W. 191 <sup>st</sup> & W. 192 <sup>nd</sup> Streets.) | 24-5-1-0         | <i>passed</i>    |
| 4.  | Resolution to recommend the SLA grant a Class Change from Tavern Wine to On-Premise Liquor License to Dyckman Billiards Café Inc. – 100 Dyckman St. (corner of Nagle Ave.)  | <b>10-20-0-0</b> | <b>FAILED</b>    |
| 5.  | Resolution to recommend the SLA grant a Renewal of its On-Premise Liquor License to Euro El Tina Restaurant Lounge & Billiards Corp. – 500 W. 207 <sup>th</sup> St. (corner of 10 <sup>th</sup> Ave.)                                   | 18-12-0-0        | <i>passed</i>    |
| 6.  | Resolution to recommend the SLA grant a Renewal of its On-Premise Liquor License to Eskina 214 Corp. dba Café Tabaco & Ron – 501 W. 214 <sup>th</sup> St. (corner of 10 <sup>th</sup> Ave.)   | 14-15-1          | <b>FAILED</b>    |
| 7.  | Resolution to recommend the SLA to grant a Renewal of its Restaurant Wine License to 207 West Restaurant Corp. dba Yummy Thai – 4959 Broadway (bet. W. 207 <sup>th</sup> & Isham Streets.)  | 30-0-0-0         | <i>passed</i>    |
| 8.  | Resolution to recommend the SLA grant a Renewal of its Restaurant Wine License to La Terraza Restaurant Inc. – 3881 Broadway (corner of W. 162 <sup>nd</sup> St.)   | 30-0-0-0         | <i>passed</i>    |
| 9.  | Resolution to recommend the DCA grant a Renewal of its Unenclosed Sidewalk Café License to Malecon Restaurant Corp. dba Malecon Restaurant – 4141 Broadway (bet. W. 176 <sup>th</sup> & W. 177 <sup>th</sup> Streets.)                  | 28-2-0-0         | <i>passed</i>    |
| 10. | Resolution to recommend the DCA grant a Renewal of its Unenclosed Sidewalk Café License to IL Posto Trattoria Rustica Corp. dba Café Tabu – 225 Dyckman St. (corner of Seaman Ave.)   | 13-17-0-0        | <b>FAILED</b>    |
| 11. | Resolution to recommend the SLA grant a New On-Premise Liquor License to Fat Pig Inc. – 120 Dyckman St. (corner of Post Avenue.)  | 20-10-0-0        | <i>passed</i>    |
| 12. | Resolution to recommend the SLA grant a New On-Premise Liquor License to La Casa Del Mofongo 207 LLC. – 546 W. 207 <sup>th</sup> St. (corner of Sherman Ave.)   | <b>n/a</b>       | <b>WITHDRAWN</b> |
| 13. | Resolution to recommend the SLA grant a New Restaurant Wine License to Tannat Wine & Cheese – 4736 Broadway (corner of Thayer St.)  | 30-0-0-0         | <i>passed</i>    |

**NOTE:** Pursuant to a resolution passed at the November meeting, any positive Licensing Committee resolution (i.e., in favor or expressing no opposition) that fails to pass becomes a negative resolution (i.e., opposed) that passes.

~~~~~

**In the absence of the remaining Committee Chairs and in consideration of the hour, the Chair referred members to the meeting minutes.**

9:27pm **Motion to adjourn** was made, seconded, and approved by acclamation.

Respectfully submitted: Elizabeth Lorris Ritter, Secretary