

**Community Board 12, Manhattan
General Meeting**

**104 Haven Avenue
February 27, 2018 - 6:30 pm**

Board Members Present: Richard Allman; Shahabuddeen Ally; Yahaira Alonzo; Mary Anderson; Glennis Aquino; Anita Barberis; Wayne Benjamin; James Berlin; Eleazar Bueno; Jason Compton; Robin Cruz; Gerard Dengel; Katherine Diaz; Natalie Espino; Domingo Estevez; Sara Fisher; Fe Florimon; Barbara Frazier; Mitchell Glenn; Fern Hertzberg; Yosef Kalinsky; Osi Kaminer; Andrea Kornbluth; Elizabeth Lehmann; Richard R. Lewis; Elizabeth Lorris – Ritter; Maria Luna; Jay Mazur; Isidro Medina; Ariel Miranda; Rud Morales; Mary O’Shaughnessy; Edgar Roman; Steve Simon; Christopher Ventura

Board Members Absent: Jennifer Chung; Daryl Cochrane; Deborah Nabavian; Jonathan Nunez-Frometa; Ayisha Ogilvie; Victor Pena-Bastella; Derek Peralta; Angelina Ramirez; Jonathan Reyes; Luis Tapia

Staff: Ebenezer Smith; Paola Garcia, Ely Silvestre

Call To Order: 1st Vice Chair Richard Lewis called meeting to order at 6:36 pm. Quorum was attained at 6:40.

Chairman’s Report: Richard Lewis:

- Introduced a presentation by Danielle Wozniak of Yeshiva University on the Wurzweiler Care Café program. Open to all, the Care Cafe offers tools and hope to help participants better negotiate challenges and move towards full potential. Done through free workshops and presentations on topics relating to the human condition, and by providing participants with researched referral information, the Café meets in various locations settings and light refreshments are served. Speakers are asked to educate their audience about a topic while making people feel welcomed. See <https://www.yu.edu/wurzweiler/care-cafe-about> for more information.
- Had the meeting agenda adopted.

Chair Shah Ally continued the Chairman’s report when he arrived at 815pm.

- Eleazar Bueno appointed as Assistant Chair of Business Development Committee.
- Discussed the issue of using a not universally accessible location (IS 52) for the Land Use public hearing. Apologizes for this mistake and promises that it will not recur.
- Next General Meeting will be Tuesday March 20th so that we can vote on a resolution on the Inwood Rezoning before the ULURP community review period ends.
- A moment of silence was shared in memory of our long-time friend Frank Hess, who worked for many years as community representative of Assemblyman Denny Farrell.

District Manager’s Report: Ebenezer Smith’s report covered the following topics:

- A brief review of the Land Use Committee’s March 7 Public Hearing on the Inwood Rezoning Plan.
- Thanks to all who made the event possible, and to all who attended.
 - The office will be making available the testimony that wasn’t given at the public hearing.
 - Sally Fisher suggested a 2nd public hearing for the overflow crowd. Ebenezer responded that there is no opportunity to do that given the ULURP timeline.
 - Elizabeth Ritter said that going forward we must meet in accessible locations only.
 - Sally Fisher suggested that we should not schedule public meetings when school is not in session.

- Dept. of Environmental Protection announces the Pay Your Bill program. If you owe more than \$1,000 in sewer or water service, please call DEP immediately to make a payment arrangement. DEP will be selling the property liens very soon and once a property lien is sold there is nothing that DEP can do to help you.
- The New York City Public Library has waived delinquent late fees for all students in NYC. High school students must go into a library branch to request that their late fees be waived.
- Developments after the January 8th fire at 775 Riverside Drive that forced all residents to evacuate. District manager Smith helped facilitate a meeting between tenants, landlord and Councilman Mark Levine. A housing lawyer appeared to explain that tenants must pay \$1 a month to preserve the right to return to their apartment.

Liz Ritter – announced that the next Parks Committee Meeting on Tuesday March 13 will be transformed into a Public Hearing beginning at 7pm to talk about budget planning for the next fiscal year.

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**Public Speakers Session:**

***Board Members***

**Barbara Frazier** – Responding to reports of complaints that live music at Seawall Restaurant doesn't conform with their liquor license, Barbara reported that the music being played was acoustic - comparing it to Portuguese Fado – and was not a nuisance to the restaurant's neighbors on Dyckman Street (as others may have suggested).

**Sally Fisher-**

- Listed events in Inwood Hill Park, including Earth Day.
- Treatment Research Study for Veterans - Military veterans with PTSD are in crisis. Sally's sister is involved in this program which uses equine therapy to help veterans with PTSD.

***Public Speakers***

**Marshall Douglas** – discussed the Inwood rezoning. His points: 80% of all new Housing will be market rate. Of the 20% left, half are in a citywide lottery - leaving only 10% of the new housing for CB12 residents. Of those, the percentage of low income units will be miniscule.

**Joel Yoffie** recited a poem called *Don't Resist*.

**Valinn Ranelli** – recited a poem with a political point against gentrification as a byproduct of the Inwood Rezoning.

**Eric Ganz** – The Monkey Room at 589 Fort Washington Avenue is very loud and causes a nightly disturbance to residents. There is a petition of 40 names backing this complaint. Maria Luna suggested a visit to the Public Safety committee.

**Alberto Aquino** – Director of Youth Programming for The Armory. He advertised a Track and Field program for ages 3-8. Meets Monday and Weds afternoons. No experience necessary.

**Anthony Ciampa** – New York State Nurses Association (NYSNA). New York Presbyterian is reducing their mental health facilities and support by closing the Psychiatric Unit at Allen Hospital. This is unconscionable. Even before

this closing was announced services were inadequate and access too limited for mentally ill patients. Beds desperately need to be added, not removed.

**Joseph Strewa, Carmen Fascio** – members of NYSNA working at the Allen Psychiatric Unit. They protested the closing of the Allen facilities. Health Care practitioners are doing well and more are desperately needed. Please keep this unit alive.

**Timothy Harrell** –Civilian Complaint Review Board. He announced a public meeting to improve police-community relations.

**Karla Fisk** – Save Inwood Library. The library requires its own ULURP. This process must be separated from the larger Inwood rezoning ULURP so that proper attention can be focused on keeping full library services available throughout the construction period.

**Jeanne Ruskin** – spoke against the Inwood rezoning and for full availability of the Inwood Library without interruption.

**Tomas Trinidad** – Allen Pavilion Hospital. Spoke against the mental health unit bed reduction. Instead, asked for an increase in beds for this purpose.

**Catarina Rivera** – City Harvest/Washington Heights-Inwood Food Council. These organizations promote the purchasing and eating of healthy foods. Listed important upcoming events.

**Nancy Rakoczy** – Save Inwood Library. Points to the 3 year closure of the library as unacceptable. A whole generation of school-age will be damaged by the lack of local library services.

**Allegra LeGrande** – Spoke on Inwood Rezoning. Asked CB12 to reject the city's rezoning proposal that may eventually double the population of Inwood without adding schools, police or fire services.

**Bennett Melzak** – Save Inwood Library. Vote NO with no conditions on the rezoning proposal.

**Arelia Taveras** –a representative of Seawalk Restaurant. Lauded the restaurant for its family style atmosphere. Asked CB12 to vote in favor of the Seawalk resolution for a full liquor license.

**David Eisenbach** – spoke in favor of legislation to empower small businesses. Seeks to include a guaranteed 10 year lease and access to arbitration in the legislation. Asked us to request that our councilman support this legislation. Also spoke against the Inwood Rezoning Proposal.

**Celin Rodriguez** – represented that she's owned and operated Celin Auto Electric at 3906 10<sup>th</sup> avenue for 27 years. A marshal appeared in December to shut the business down with no legal process. She needs help to keep her business open. She will be forced out on April 2.

- Liz Ritter made some suggestions about how we can help her, recommending that this conversation continue at greater length outside the meeting.

**Lena Melendez** – Dominicans in favor of housing and businesses. Ms Melendez stated that Mandatory Inclusionary Housing (MIH) is not a good way to add affordable housing to neighborhoods. Rather, it is a system

that was designed to create diversity in homogeneous neighborhoods. She spoke against the rezoning plan as currently configured.

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Government Officials:

Adele Bartlett, Deputy General Counsel, Borough President's office.

- Every building in Manhattan must prominently display its address.
- Borough President Brewer, along with Letitia James, is advocating for a charter revision commission.
- The Community Board member application processing is ongoing.
- The BP is deeply involved in the rezoning effort in Inwood. A representative has been sent to every meeting. The BP is working to support, improve and preserve our neighborhoods.

Laurie Tobias Cohen, Community Liaison, Office of Congressman Adriano Espaillat –

- Washington Heights and Inwood is really one neighborhood. The congressman is advocating for 5000 affordable units across CB12, and offers specific suggested locations on which to build.

Richard Allman, Office of NYS Assemblywoman Carmen de la Rosa

- The Assemblywoman is a sponsor of the New York State Dream Act
- She supports the resolutions before us tonight regarding the W163 Street Subway Station 6 month closure and the Allen Pavilion restoration of mental health beds.
- Listing of events.

Mariel de la Cruz, Office of the NYC Comptroller

- There are paid College internships in the Comptroller's office - applications now being accepted.

Tyler Ridley – Assemblyman's Al Taylor's Office

- The assemblyman's office is actively working with displaced residents of 775 Riverside Drive.
- He spoke about the ongoing "listening tours" that the Assemblyman is conducting and encouraged community residents to reach out to his office.

Alan Valerio – District Attorney Cyrus Vance's office –

- Summer internship in the DA's office. This program is now accepting applications.
- The office is always open to visitors. Please stop by.

Manuel Belliard – Councilman Mark Levine's office

- As mentioned in the District manager's report, the Councilman is actively supporting the displaced residents of 775 Riverside Drive.

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**Resolution Reports:**

**Resolution A** -Regarding the Six Month Closing of the MTA IND Subway Station at West 163rd Street; Request for Shuttle Buses or Extended Area Late Bus Service Hours.

Traffic and Transportation – Chair, Yahaira Alonso said the following:

- Resolution passed at Executive Committee meeting.
- Addresses concerns with the renovations at W163 Street and Amsterdam Avenue C train stop

- Station will not be ADA compliant after work is completed
- Station to be closed for 6+ months
- No notice prior to start of work. Closure scheduled to begin March 12th.
- No increased bus service or shuttle buses
- Fern Hertzberg asks to amend the resolution to include an accessibility clause. This was seconded and accepted.

**Resolution B – Supporting The American Academy of Arts & Letters Audubon Terrace Restoration Project.**

Land Use Committee – Chair, Wayne Benjamin said the following:

- Resolution to approve renovation of the Academy of Arts and Letters, directed to the Landmarks Commission.
- There were no questions or comments.

**Resolution C - Opposing the Planned Closing of the Psychiatric Beds at New York Presbyterian's Allen Hospital.**

Health and Human Services Committee – Chair, Steve Simon said the following:

- Resolution asks to rescind the plan to remove 30 mental health beds at the Allen Pavilion.
- Chair Simon notes that these beds are eliminated not just from Allen but from all of New York Presbyterian. The hospital claims that these patients will be absorbed at other facilities. This point is strongly rejected by Chair Simon.
- All attending the meeting demonstrated strong vocal support.
- Wayne Benjamin suggests that there is plenty of room to maintain these beds should be added to the resolution. The plan is to convert the space to private doctor's offices.
- Sally Fisher says that they are shifting skilled staff – nurses and physicians – out of Allen. This was confirmed by an attendee who works at Allen.
- Liz Ritter asks that we not only tell them to not decertify the 30 beds but to add an additional 30 beds because they've reduced the total number of beds available since Allen opened from 300 to 196.
- Barbara Frazier notes that there are no adolescent mental illness beds in Manhattan.

**Licensing Committee Resolutions**

Chair Isidro Medina reviews the efforts and answers questions on the following resolutions prepared by the Licensing Committee.

1. Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to The Trustees of Columbia University in the City of New York dba Faculty Club – 630 West 168 St. 4th Floor
2. Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to The Pandering Pig, Inc. dba The Pandering Pig – 209 Pinehurst Avenue
3. Resolution of Objection to the SLA Renewal of its On-Premise Liquor License to 565 Westside Café Corp. dba Caña y Café Bar & Grill – 565 W. 207 St.
4. Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to Seaman Casandra Corp. 4020A 10th Avenue
6. Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to Las Palmas Restaurant Inc. 3891 Broadway
7. Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to Ma Ruey Corp. dba Tung Thong Thai Restaurant – 561 W. 169th St.
8. Resolution of No Objection to the SLA Class Change of its License to Kon'to Euro Caribbean Cuisine Corp. dba Seawalk Restaurant – 261-267 Dyckman Street. Changing Class from Wine License to On-Premises Liquor License

9. Resolution of No Objection to the SLA Alteration application of its License to Kon'to Euro Caribbean Cuisine Corp. dba Seawalk Restaurant – 261-267 Dyckman Street. Changing Method of Operation to 2am closing
10. Resolution of Objection to the SLA Alteration application of its License to Eat @ Sherman Creek Inc. dba Taboga – 421 W. 202nd St. Changing Method of Operation to include DJ and extend premises (adding additional space)
13. Resolution of No Objection to the SLA Corporate Change of its License to Hudson Fulton Corporation dba Indian Road Café & Market – 600 West 218th St. Change of Principals
15. Resolution of No Objection to the NYC Taxi & Limousine Commission Renewal of its Livery Car Base License to GCS Transportation Corp. dba Upper Car Service - 2400 Amsterdam Avenue

Note: All other applications on the agenda were withdrawn without a vote.

**Board Comments:**

- Steve Simon congratulates Osi Kaminer on the length and quality of the minutes.
- Seawalk Restaurant – Regarding the resolutions, Sally Fisher notes that cabaret license law has been repealed. Also notes that the license application requests increased hours and live music.

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**Committee Reports:**

**Land Use** - Chair Wayne Benjamin presented the following highlights from the Committee's work this month:

- Brief discussion of Academy of Arts and Letters resolution.
- Refer to the comprehensive Minutes on the EDC rezoning plan.

**Parks & Cultural Affairs** – Chair Elizabeth Lorris-Ritter presented the following highlights from the Committee's work this month:

- Thoughtful discussion on parks and open spaces regarding Inwood Rezoning. Notes to be passed to Land Use for potential incorporation in the Rezoning resolution.
- Mention of the way rezoning could impact parks, even though they are not going to be directly impacted. Examples of this impact: shadows, overuse.

**Youth and Education** – Chair Fe Florimon presented the following highlights from the Committee's work this month:

- Discussion of environmental impact of Inwood rezoning
- Objection to the closing of George Washington Education Complex High school. Fe Spoke at the City Council with regard to the possible closing of the High School for Health Careers and Science.
- Refer to the minutes

**Traffic & Transportation**, Chair Yahaira Alonso presented the following highlights from the Committee's work this month:

- Protected bike lanes on Fort George Hill causing congestion problems.
- Seaman Avenue parking problems, including parking on the sidewalk.
- Worries about increased congestion due to Inwood rezoning.
- Refer to the minutes.

**Public Safety:** Chair Richard Lewis presented the following highlights from the Committee's work this month:

- Overall crime is down in our neighborhoods, though there remain various issues.

- Research was done on the history of frozen and defective hydrants due to problems experienced during the efforts at controlling the 775 Riverside Drive fire.
- Refer to the minutes.

**Health & Environment:** Chair Steve Simon presented the following highlights from the Committee's work this month:

- Con Ed will appear at next meeting to discuss infrastructure in Inwood.
- NYCEDC will discuss the Inwood draft EIS at next meeting.
- Refer to the minutes.

**Concerns of the Aging:** Chair Mary Anderson presented the following highlights from the Committee's work this month:

- 30 participants appeared at the last meeting at Riverstone Senior Services Center.
- Assemblyman Al Taylor appeared
- Chair Anderson offered thanks to CB12 Chair Ally for public apology on accessibility issues at IS52.

**Business Development:** Chair Jason Compton presented the following highlights from the Committee's work this month:

- Held a public forum on Inwood rezoning to get the small business owner's perspective. Jason listed the resulting bullet points from this event. See minutes.

**Housing & Human Services:** – Chair Ayisha Ogilvie was sick. Barbara Frazier and Fern Hertzberg covered for her in presenting the following highlights from the Committee's work this month:

- Meeting was primarily on Inwood Rezoning. NYCHA appeared, but showed no comprehension of how the Dyckman houses could be affected by the rezoning.
- Made a pitch for the next meeting where there will be a representative of a 100% affordable housing developer, MADDD.

**Voting on the Resolutions:**

| <b><u>Item #</u></b> | <b><u>Resolutions</u></b>                                                                                                                                                                  | <b><u>Voting:<br/>Y-N-Abst-<br/>NV</u></b> | <b><u>Passed or<br/>Failed</u></b> |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------|
| A                    | Resolution on the Six Month Closing of the MTA IND Subway Station at the West 163rd Street and Request for Shuttle Buses or Extended Area Late Bus Service Hours.                          | 33-0-1-0                                   | <i>passed</i>                      |
| B                    | Resolution supporting The American Academy of Arts & Letters Audubon Terrace Restoration Project.                                                                                          | 33-0-0-0                                   | <i>passed</i>                      |
| C                    | Resolution Opposing the Planned Closing of the Psychiatric Beds at New York Presbyterian's Allen Hospital.                                                                                 | 33-0-0-0                                   | <i>passed</i>                      |
| 1                    | Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to The Trustees of Columbia University in the City of New York dba Faculty Club – 630 West 168St. 4th Floor | 33-0-0-0                                   | <i>passed</i>                      |
| 2                    | Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to The Pandering Pig, Inc. dba The Pandering Pig – 209 Pinehurst Avenue                                     | 32-0-2-0                                   | <i>passed</i>                      |

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| 3  | Resolution of Objection to the SLA Renewal of its On-Premise Liquor License to 565 Westside Café Corp. dba Caña y Café Bar & Grill – 565 W. 207 St.                                                                         | 33-0-2-0 | <b><i>passed</i></b> |
| 4  | Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to Seaman Casandra Corp. 4020A 10th Avenue                                                                                                   | 26-0-7-0 | <b><i>passed</i></b> |
| 6  | Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to Las Palmas Restaurant Inc. 3891 Broadway                                                                                                    | 29-0-5-0 | <b><i>passed</i></b> |
| 7  | Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to Ma Ruey Corp. dba Tung Thong Thai Restaurant – 561 W. 169th St.                                                                             | 30-0-3-0 | <b><i>passed</i></b> |
| 8  | Resolution of No Objection to the SLA Class Change of its License to Kon'to Euro Caribbean Cuisine Corp. dba Seawalk Restaurant – 261-267 Dyckman Street. Changing Class from Wine License to On-Premises Liquor License    | 23-0-7-0 | <b><i>passed</i></b> |
| 9  | Resolution of No Objection to the SLA Alteration application of its License to Kon'to Euro Caribbean Cuisine Corp. dba Seawalk Restaurant – 261-267 Dyckman Street. Changing Method of Operation to 2am closing             | 19-0-8-1 | <b><i>passed</i></b> |
| 10 | Resolution of Objection to the SLA Alteration application of its License to Eat @ Sherman Creek Inc. dba Taboga – 421 W. 202nd St. Changing Method of Operation to include DJ and extend premises (adding additional space) | 33-0-1-0 | <b><i>passed</i></b> |
| 13 | Resolution of No Objection to the SLA Corporate Change of its License to Hudson Fulton Corporation dba Indian Road Café & Market – 600 West 218th St. Change of Principals                                                  | 31-0-1-1 | <b><i>passed</i></b> |
| 15 | Resolution of No Objection to the NYC Taxi & Limousine Commission Renewal of its Livery Car Base License to GCS Transportation Corp. dba Upper Car Service - 2400 Amsterdam Avenue                                          | 31-0-0-0 | <b><i>passed</i></b> |

***Motion to Adjourn- passed at 9:32 pm.***

**Respectfully submitted:** Mitchell Glenn, Secretary  
Elizabeth (Betty) Lehmann, Assistant Secretary  
February 27, 2018