

**Community Board 12, Manhattan
General Meeting**

**505 West 218 Street
March 20, 2018 - 6:30 pm**

Board Members Present: Richard Allman; Shahabuddeen Ally; Glennis Aquino; Anita Barberis; Wayne Benjamin; James Berlin; Eleazar Bueno; Jennifer Chung; Daryl Cochrane; 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; Deborah Nabavian; Jonathan Nunez-Frometa; Ayisha Ogilvie; Mary O’Shaughnessy; Victor Pena-Bastella; Angelina Ramirez; Edgar Roman; Christopher Ventura

Board Members Absent: Yahaira Alonzo; Mary Anderson; Derek Peralta; Jonathan Reyes; Steve Simon; Luis Tapia

Staff: Ebenezer Smith; Paola Garcia, Ely Silvestre

Call To Order: Chair Shah Ally called meeting to order at 6:53 pm. Quorum is attained.

Chairman’s Report: Shah Ally’s report covered the following topics:

- Welcomed the crowd
- February minutes were adopted.
- Welcomed Councilmember Rodriguez, who spoke to us:
 - Appointed 23 CB12 members for the coming year.
 - Welcomes the resolution to be voted on this evening concerning Inwood Rezoning, looking forward to reviewing the details and working to incorporate the community’s needs into the City’s final rezoning plan.
 - The Councilman’s emphasis in the rezoning effort will be preserving and creating affordable housing.
- Welcomed Jon Greenfield, new Director of Community Relations at Yeshiva University, who spoke to us:
 - Introduced himself.
 - Noted that YU is a resource for the community.
 - YU will be hosting Councilman Rodriguez’s Participatory Budgeting meeting on April 13th.
- Introduced Liz Ritter to speak on the CB12 budget prioritization effort:
 - Held a Public Hearing soliciting community participation on priorities. This was sparsely attended.
 - Asked the public to be more closely involved in this process going forward.

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

- Con Ed will be upgrading the gas service between West 181 and West 189 Streets. Details were provided.
- Asked the assembled to list any outstanding issues from the Wadsworth Terrace reconstruction project. The Dept of Transportation asked for CB12 input to determine whether the project is complete prior to paying the contractor.
- There will be a gathering next weekend to generate support for the victims of the recent fires at 775 Riverside and at Broadway and W144 Street. Details follow below.

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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**Pubic Speakers Session:**

**Zulay Mateo** – Sherman Creek section of the Inwood Rezoning. Supporting local businesses in the area, looking to work with Councilman Rodriguez toward relocating these businesses.

**Valinn Ranelli** – Inwood Rezoning. Requesting yes vote on the negative resolution before the Board.

**David Friend** – Inwood Rezoning. Requesting yes vote on the negative resolution before the Board. Emphasized building height issues in the resolution that he would like to see removed, because of the pressure that specific building heights may put on existing rents.

**Lena Melendez** – re Celin Auto Electric and other embattled local businesses. Long term resident of this neighborhood. Speaks in favor of the Rezoning resolution to protect small businesses.

**Bennett Melzak** – Inwood Rezoning. Requesting yes vote on the negative resolution before the Board.

**Mohan Matabeck**- Inwood Rezoning. Asks the board to support the resolution to protect service jobs.

**Ali Carrington** – Inwood rezoning. Urges a vote against the resolution.

**Peter Psathas** – Inwood Rezoning. Supports increased housing construction. Believes that the resolution will choke off the ability to create this necessary housing.

**Jennifer Bristol** – Inwood rezoning. Please vote yes on the resolution.

**Anastasia Pappas** – Inwood rezoning. Please vote in favor of this resolution.

**Luis Tejada** – Inwood rezoning. Please vote in favor of this resolution. Disappointed not to see translation services at the meeting.

- ⇒ Chair Shah noted that a translator was hired but called in sick.
- ⇒ A gentleman from the audience volunteered to translate.

**Abel Rodriguez**– representing Federal Consumers Associations, Inc., Is offering financing to build affordable housing in this community.

**Liz Ritter** – announces the UP theater company’s new production and other upcoming events.

**Sally Fisher** – Environmental Justice/WHIN Food Council. Listed upcoming events.

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

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Government Officials:

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

- Local Law 26 went into effect today. Requires all buildings to display their addresses clearly.

- Working on introducing legislation to organize a city charter review effort.
- BP Brewer supported the continued operation of the High School for Health Careers and Sciences and was proud to help succeed in that effort.
- Listed upcoming events.
- Convened a working group to examine the impact of the hoped for closing of Rikers Island.
- Natalie Espino will be taking over the community liaison position at the BP's office.

David Baily, Deputy Chief of Staff for Community Affairs, Office of Congressman Adriano Espaillat –

- The Congressman is pinpointing building sites to create 5000 affordable housing units in Washington Heights and Inwood, and working to engage the community and others in this effort.

Richard Allman, Office of NYS Assemblywoman Carmen de la Rosa

- Listed upcoming events.
- Assemblywoman joined students walking out of George Washington HS in support of gun control legislation. The Assemblywoman is deeply involved in gun control legislative efforts.

Mariel de la Cruz, Office of the NYC Comptroller

- Listed upcoming events.
- A Dept of Education audit uncovered 33,000 homeless students. The Comptroller's investigation discovered that the DOE did not follow through on appropriate procedures to work with these families.

Jessica Reynoso – Outreach Coordinator, Public Advocate's office

- Listed upcoming events.

Kiana Diaz, Community Liaison, Councilman Rodriguez's office

- Listed upcoming events.
- The Councilman is introducing the 'small business revival act' in the council tomorrow.
- Expressed appreciation for everyone's attendance at this meeting.

Manuel Belliard – Councilman Mark Levine's office

- Supports upcoming Fundraiser for burned out victims of 775 Riverside Drive and Broadway and W144 Street.

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Chair Ally speaks to the audience. Announces that a board member was threatened at this meeting. There was brief heckling and then applause for Chair Ally's comments making clear that threats are never acceptable and that the police will be notified.

**Resolution Reports:**

**Resolution A** - Regarding Modifications To The Inwood Rezoning ULURP Applications And City Investments In Capital Projects And Programmatic Initiatives In Conjunction With The Proposed Inwood NYC Action Plan.

Land Use Committee – Chair Wayne Benjamin said the following:

- Provides to the assembled a document with the latest changes to the Resolution though the point is made that there were no material changes to the main points of the document. All changes are refinements and friendly amendments to the resolution passed in the Executive Committee on 3/16/2018.
- A resolved was then added to emphasize the need for federal financial assistance to build affordable housing.
- Chair Benjamin notes that the Inwood Rezoning Plan offered to the community is actually 5 separate ULURP zoning actions. There is a request to break out some of these – like the library action - into separate actions.
- There are 5 zoning actions – the resolution is written in favor of 2 of these zoning actions and opposed to 3.
- Truly affordable housing for Inwood is defined through detailed income guidelines in the resolution, and the definition of ‘deeply affordable housing’ is used as per Mandatory Inclusionary Housing (MIH) guidelines.
- Chair Benjamin recounts the other important requests in the Resolution - concerning transportation, parking, education and safety.
- Jason Compton offers a friendly amendment to add a state of the art economic development facility, modeled on an existing program at Union Square.
  - Liz Ritter suggests strengthening this amendment by noting that CB12 had already requested this type facility, and suggested adding facts to the resolution about when we first asked for it. She requested assistance from the District Manager to determine when we first passed a resolution on this topic.
- Richard Lewis offers an amendment to improve certain elements of the local telecommunications infrastructure.
  - Jim Berlin suggests broadening this to include all telecom infrastructure.
- Richard Lewis offers an amendment to strengthen laws against resident displacement.
- Richard Lewis offers an amendment to administrative rules for tenant protections to improve the right to counsel law.
- Barbara Frazier, Sally Fisher and Osi Kaminer offered additional environmental clauses to be added.
- Chair Benjamin accepted all of these amendments as friendly and agreed to add them.
- A discussion ensued about how to incorporate changes in time for delivery to the city by the 3/22 deadline. There was general agreement that Chair Benjamin would incorporate the offerings of board members with friendly amendments who email the Chair before the deadline.

**Resolution B** – Resolution Supporting Participation In The Youth Organized “March For Our Lives” Event On Gun Safety On March 24th.

Public Safety Committee – Chair Richard Lewis said the following:

- Urges everyone to support the resolution.

**Resolution C** - Resolution Regarding the Small Business Jobs Survival Act (SBJSA)

Business Development Committee - Chair Jason Compton said the following:

- Resolution attempts to address the high commercial vacancy rate through arbitration, and not through rent regulation.
- An attempt to support and protect local businesses.

### **Licensing Committee Resolutions**

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

1. Resolution of Objection to the SLA Renewal of its On-Premise Liquor License to Vida Mexicana Inc. dba Papasito Mexican Grill & Agave Bar – 223 Dyckman St.
2. Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to Mary K. Mac Inc. dba Patrick's Dyckman Bar – 221 Dyckman St. (btw. Broadway & Seaman Avenue)
3. Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to 3920 Bwy Rest, Inc. – 3920 Broadway (btw W. 164th St. & W. 165th St.)
4. Resolution of No Objection to the SLA Renewal of its Summer On-Premise Food & Beverage License to The Metropolitan Museum of Art dba Trie Café – 99 Margaret Corbin Drive (Fort Tryon Park & Trie Cloister)
5. Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to WAHI Diner LLC. – 3915 Broadway (at the corner of W. 164th St.)
6. ~~Application to the SLA Corporate Change of its License to 151 Dyckman Corp. dba Lotus Café – 151 Dyckman St. (at the corner of Sherman Avenue) - Application Withdrawn~~
7. Resolution of Objection to the NYC DCA New Unenclosed Sidewalk Café License to IL Postro Trattoria Rustica Corp. dba Café Tabu – 227 Dyckman St. (btw. Broadway & Seaman Avenue)
8. Resolution of Objection to the SLA New On-Premises Liquor License to Anubis Bar Corp. dba TBD – 524 W. 207 St. (btw Sherman Ave. & Post Ave.)
9. ~~Application to the SLA New On-Premises Liquor License to 888 Group LLC. dba TBD – 3795 10th Avenue (btw W. 203rd St. & W. 204th St.) - Application Withdrawn~~
10. ~~Application to the SLA New On-Premises Liquor License to Con Sabor a Mexico LLC. dba TBD – 711 West 181st Street (at the corner of Bennett Avenue.) - Application Withdrawn~~

Chair Medina Comments:

- Committee completed its efforts in 1 hour. A new record. Isidro thanked Osi Kaminer for her minutes.
- No other comments.

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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.
- Reference to discussion of Resolution A.

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

- Next PCA meeting is a joint meeting with Public Safety and our safety officers.
- Review of the successful Inwood Film Festival
- Mentioned the-upcoming meeting of the Barack Obama Democratic Club to talk about the Fair Fares movement (discounted metro cards for poor people).

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

- Listing of events and brief review of meeting.
- 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.
- 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 issues.
- 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.
- Refer to the minutes.

**Concerns of the Aging:** Fern Hertzberg:

- Refer to the minutes.

**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.

**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                    | Regarding Modifications To The Inwood Rezoning Ulurp Applications And City Investments In Capital Projects And Programmatic Initiatives In Conjunction With The Proposed Inwood Nyc Action Plan.. | 33-0-1-0                                   | <i><b>passed</b></i>               |
| B                    | Resolution Supporting Participation In The Youth Organized “March For Our Lives” Event On Gun Safety On March 24th.                                                                               | 33-0-0-0                                   | <i><b>passed</b></i>               |
| C                    | Resolution Regarding the Small Business Jobs Survival Act (SBJSA).                                                                                                                                | 33-0-0-0                                   | <i><b>passed</b></i>               |
| 1                    | Resolution of Objection to the SLA Renewal of its On-Premise Liquor License to Vida Mexicana Inc. dba Papasito Mexican Grill & Agave Bar – 223 Dyckman St.                                        | 33-0-0-0                                   | <i><b>passed</b></i>               |
| 2                    | Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to Mary K. Mac Inc. dba Patrick’s Dyckman Bar – 221 Dyckman St. (btw. Broadway & Seaman Avenue)                    | 32-0-2-0                                   | <i><b>passed</b></i>               |

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| 3 | Resolution of No Objection to the SLA Renewal of its On-Premise Liquor License to 3920 Bwy Rest, Inc. – 3920 Broadway (btw W. 164th St. & W. 165th St.)                                                     | 33-0-2-0 | <b><i>passed</i></b> |
| 4 | Resolution of No Objection to the SLA Renewal of its Summer On-Premise Food & Beverage License to The Metropolitan Museum of Art dba Trie Café – 99 Margaret Corbin Drive (Fort Tryon Park & Trie Cloister) | 26-0-7-0 | <b><i>passed</i></b> |
| 5 | Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to WAHI Diner LLC. – 3915 Broadway (at the corner of W. 164th St.)                                                             | 29-0-5-0 | <b><i>passed</i></b> |
| 7 | Resolution of Objection to the NYC DCA New Unenclosed Sidewalk Café License to IL Postro Trattoria Rustica Corp. dba Café Tabu – 227 Dyckman St. (btw. Broadway & Seaman Avenue)                            | 30-0-3-0 | <b><i>passed</i></b> |
| 8 | Resolution of Objection to the SLA New On-Premises Liquor License to Anubis Bar Corp. dba TBD – 524 W. 207 St. (btw Sherman Ave. & Post Ave.)                                                               | 23-0-7-0 | <b><i>passed</i></b> |

***Motion to Adjourn- passed at 9:10 pm.***

**Respectfully submitted:** Mitchell Glenn, Secretary  
Elizabeth (Betty) Lehmann, Assistant Secretary  
March 20, 2018