

**Community Board 12, Manhattan
General Meeting**

**515 Audubon Avenue
April 24, 2018 - 6:30 pm**

Board Members Present: Richard Allman; Mary Anderson; Glennis Aquino; 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; Andrea Kornbluth; Elizabeth Lehmann; Richard R. Lewis; Elizabeth Lorris –Ritter; Maria Luna; Jay Mazur; Isidro Medina; Ariel Miranda; Deborah Nabavian; Mary O’Shaughnessy; Angelina Ramirez; Edgar Roman; Steve Simon; Luis Tapia

Board Members Absent: Shahabuddeen Ally; Yahaira Alonzo; Anita Barberis; Jennifer Chung; Daryl Cochrane; Osi Kaminer; Rud Morales; Jonathan Nunez-Frometa; Ayisha Ogilvie; Victor Pena-Bastella; Derek Peralta; Jonathan Reyes; Christopher Ventura

Staff: Ebenezer Smith; Paola Garcia; Ely Silvestre

Call To Order: 1st Vice Chair Richard Lewis called the meeting to order at 6:48 pm due to Chair Shah Ally absence. Quorum is attained. Agenda adopted. Last month’s minutes adopted.

Chairman’s Report: Richard Lewis, 1st Vice Chair, report covered the following topics:

- Upcoming events listed.

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

- Series of meetings upcoming regarding Dyckman Street bicycle lanes. In preparation, Transportation Alternatives has arranged an email barrage from members in support of maintaining the lanes. Many emails coming from opponents as well.
- Galicia Restaurant will be closed by 6/30, unable to reach an agreement with the landlord.
- Upcoming events and opportunities listed.

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**Pubic Speakers Session:**

**Mary O’Shaughnessy** – Red Cross Response. Compiles causes of local fires. Many are caused by faulty wiring.

**Fatima Rodriguez** – Speaking on Resolution 18 – Benti Restaurant. Against the resolution. Very noisy establishment, ruining people’s lives.

**Anthony Ferreira** – Speaking in favor of the Bodega Pizza resolution. The owner. Described himself as a “Young Entrepreneur.” Personal background recounted. Runs an art gallery on Dyckman Street.

**Leda German**– Speaking on Resolution 18 – Benti Restaurant. Against the resolution. Very noisy establishment, ruining people’s lives.

**Louis Bernier** – Bike New York. Speaking on upcoming events and programs.

**Steven Harris** – Inwood Canoe Club. Speaking against Resolution 7 – in favor of La Marina. La Marina’s closest neighbor. “A good neighbor”. Traffic is a problem. La Marina has shared the use of their property with the ICC. The neighborhood is safer when La Marina is open.

**Robert Burke** – Hudson River Community Sailing. A review of programs and events, as they increase their programming uptown at Dyckman Marina.

**Nancy Zuckerman** – Director of sales and events for La Marina. La Marina plans to go year round. Speaks of the good works and organizations supported by the business. Asks CB12 to support license renewal.

**Stefan de Nooijer** – General Manager of La Marina. Mentions that La Marina employs 276 staff members. Asks CB12 to support license renewal.

**Laura Daigen-Ayala** – local resident near La Marina. Complains about overcrowding, noise, congestion, illegal valet parking, amplified music.

**Katherine O’Sullivan** – asks CB12 to vote no on resolutions 3, 7 and 18. Re La Marina – recounts complaints about overcrowding, noise, congestion, illegal valet parking, amplified music. Pat e Palo – lists noise complaints and public drunkenness.

**Leah Holzel** – asks CB12 to no on resolutions 3, 7 and 18. According to contracts and agreements noise must end at 10pm, but it does not. La Marina causes terrible traffic congestion. It was not originally approved with its current uses in mind.

**Riki Santos** – Manager and long term employee at La Marina. Asks for support for La Marina.

**Erol Liquori** – patron of La Marina and boat owner who docks at La Marina. Strong supporter of the business.

**Paul Epstein** – Speaking on the Draft Environmental Impact Statement resolution. Points out that the DEIS vastly understates development if the zoning proposals pass.

**Angela Marmolejos** – Asks CB12 to vote no to resolution #3, yes to #7, yes to #18 (La Marina). On La Marina, the speaker says that the traffic congestion is killing the neighborhood. The restaurant and bar are overpriced. La Marina is not helping the community. Notes how badly the residents are treated.

**Danita Nichols, Kassanda Innocent** – NY Public Library. Lists upcoming events in Northern Manhattan libraries.

**Fern Hertzberg** – Executive Director ARC XVI Fort Washington. We found a new home at 181 Street between Audubon and Amsterdam Avenues for our programs. Very grateful for help provided by electeds and community members to make this happen.

**Josh Rosen**, Principal, La Marina – Recounts the good works of La Marina in the community. Invites CB12 board members to visit the location for an organized meeting.

**Jerald Tenenbaum**, Principal, La Marina – He maintains that the business has a clean record, and does well for the community.

**Liz Ritter**, Cornerstone Chorale and Obama Democratic Club – upcoming events listed for both organizations. Mention of new public art in the Broadway Malls at 157 Street.

**Barbara Frazier** – Member of the Ring Garden speaking about La Marina. Barbara has a video on her phone of the Starlight Strippers at La Marina. A video that is too violent for youtube. Points out that La Marina was shut down for overcrowding.

**Sally Fisher** – Friends of Inwood Hill Park. Lists upcoming events. Please stop giving out plastic gifts and novelties! Plastic does not biodegrade.

**Catarina Rivera** – Washington Heights and Inwood Food Council. Lists upcoming events.

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Government Officials:

Natalie Espino, Community Liaison, Borough President Gale Brewer's office.

- Thank you to the community for involvement in the InwoodNYC rezoning effort.
- Brief review of BP's past month and listing of upcoming events.
- Rikers Island Closing Committee has met and will continue to pursue the closing of the jail.
- BP's office in final stages of determining the composition of the Manhattan's Community Boards.

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

- The Congressman is interested in getting involved in solving the bike lane issue on Dyckman Street. He wants the bike lane moved to 204 Street.
- The Congressman has been a supporter of La Marina in the past and suggests to the representatives of La Marina to listen to the complaints articulated this evening. Changes are possible – and necessary.
- The Congressman will be holding an event on the introduction of the articles of impeachment to the House.

Richard Allman, Office of NYS Assemblywoman Carmen de la Rosa

- Listed past and upcoming events.

Mariel de la Cruz, Office of the NYC Comptroller Scott Stringer

- Large NYC Immigrant population eligible for naturalization but does not act to become a citizen due to cost, which has skyrocketed. Comptroller wishes to get funds in the budget to assist this group.
- Listed upcoming events.

Claudia Carias – Assemblywoman Marisol Alcantara's office.

- Announced upcoming events.

Kiana Diaz, Community Liaison, Councilman Ydanis Rodriguez's office

- Listed upcoming events.
- The Councilman will be Introducing 2 bills:
 - The Small Business Revival Act, offering businesses the right to a lease renewal through arbitration.
 - A bill to establish a residential parking system, where local residents get preference for parking in their neighborhood.

Manuel Belliard – Councilman Mark Levine’s office

- Listed upcoming events.

Resolution Reports:

Resolution A - Resolution Summarizing Concerns, Objections and Recommendations for Corrective Action Regarding The Draft Environmental Impact Statement Prepared for The Proposed Inwood Rezoning ULURP Applications.

Executive Committee– 1st Vice Chair Richard Lewis said the following:

- This is the compilation of comments from most CB12 committees. It appears separately from the Land Use Resolution C, simply because of timing. The work here was completed in the Executive committee.
- Steve Simon speaks against request in this resolution for landmark status for Sanitation Dept smokestacks on 218 Street, and repurposing the building. Liz Ritter speaks in favor of this proposal. Jim Berlin agrees with Liz.

Resolution B – Resolution Regarding the Dyckman Street Bike Lanes.

Executive Committee– 1st Vice Chair Richard Lewis said the following:

- Declares the need to organize a public hearing with DOT present, to come up with a plan to remove the ‘public hazard’ posed by the bike lanes.
- Jim Berlin offers change from ‘demands’ to ‘requests’ DOT participation. Liz Ritter prefers ‘demands’. Jim Berlin moves that we change the word demand to remove. A vote is taken. The motion fails 12-17.
- DOT has already been informed of the need to appear at the Public Hearing. They have not RSVP’d yet.

Resolution C – Resolution commenting on Land Use, Urban Design and Planning Aspects of the Draft Environmental Impact Statement prepared for the Proposed Inwood Rezoning ULURP Applications.

Land Use Committee – Chair Wayne Benjamin said the following:

- This is the Land Use Committee Resolution only.

Resolution D – Resolution Supporting the Met Cloisters Museum’s Library Window Art Glass Installation Project.

Land Use Committee – Chair Wayne Benjamin said the following:

- Because the lead glass windows will change when they are restored, community support is required to allow this change to occur in this landmarked building.

Licensing Committee Resolutions

Chair Isidro Medina said the following in introducing these resolutions:

- The Chair walked the community to make sure that the official public notice of the application review at Licensing was placed visibly by the applicants near their place of business. He discovered that there was spotty compliance with this requirement, and some applicants paid the price by having their application withdrawn.
- The committee meeting went on to midnight.

- The Chair reviewed the minutes post-submission (i.e., the minutes in everybody's possession at the meeting), and changes were then made to those minutes. He explains the changes at this time. The final version will be posted along with all other committee minutes on our website.
- Changes were also announced and explained to the language in several resolutions that were printed as part of the packet given out to board members. None of these changes materially affect the position of any of the resolutions.
- During the public session we heard that La Marina (resolution #7) is talking about being open year round. Mitch Glenn asked whether an attempt to move to 12 month operation will offer an opportunity for the Licensing Committee and CB12 to review that change. Chair Medina answered affirmatively.
- The minutes and resolution on Resolution #7 (La Marina) indicate overcrowding on at least one event. La Marina disputed the number.
- Resolution #18 – Bodega Pizza – is under new ownership. Most of the problems cited in the minutes occurred under previous ownership.
- Sally Fisher requests of Steve Simon (in his role as Parks Dept staff member) that the La Marina contract with the City be enforced. Sally suggests that If the business followed the rules that they agreed to in the contract – no amplified music after 10pm, for example – the community would support the business.

The Licensing Committee Resolutions:

1. Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Sports Zone Café Inc. dba Mimosa Café. – 263 Sherman Ave.
2. Resolution of No Objection to the SLA Renewal of its renewal of On-Premises Liquor License for Carol Enterprises Inc. dba Lola Lola - 1306 St. Nicholas Ave
3. Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Vida Enterprise Inc. dba Pat'E Palo - – 251 Dyckman Street
4. Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Café Mathias Inc. dba Café de Broadway – 4996 Broadway
5. Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for 112 Dyckman Restaurant 101 Inc. dba Restaurant 809 Sangria Bar Grill Lounge – 112 Dyckman Street
6. Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Restaurant 101 Inc. dba 101 Dyckman St.
7. Resolution of Objection to the SLA Renewal of its On-Premises Liquor License for Manhattan River Group LLC. dba La Marina
8. Resolution of No Objection to the SLA Alteration of the Restaurant Wine License for Bocaditos Bistro & Espresso Bar LLC dba Bocaditos Bistro & Espresso Bar - 4863 Broadway. Extension of Premises adding adjacent store to license.
9. Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for 151 Dyckman Corp. dba Lotus Café - 151 Dyckman St. Reconfiguring Seating and Moving Bar Area
10. Resolution of No Objection to the SLA Alteration of On-Premises Liquor License for Carol Enterprises Inc. dba Lola Lola - 1306 St. Nicholas Ave. Changing Method of Operation to Friday and Saturday – 4am closing
11. Resolution of Objection to the SLA Alteration of the On- Premises Liquor License for La Nueva Potencia Corp. dba Zoe Restaurant & Bar Lounge - 1559 St Nicholas Ave. Adding Mezzanine Floor & Changing Method of Operation to add a DJ, Mon-Thurs: Closing 1:30am closing & Fri-Sun: 2:30am closing
12. Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for DC 544 W 27th LLC dba El Jefe - 186 Dyckman St. Relocation of Restroom

13. Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for Vida in China LLC dba chinitolatino - 122 Dyckman St. Incorporate Second Floor and Yard to Liquor License
14. Resolution of No Objection to the SLA Change to Method of Operation to the On-Premises Liquor License for Café Mathias Inc. dba Café de Broadway – 4996 Broadway. Changing Method of Operation to add a DJ
15. Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for 151 Dyckman Corp. dba Lotus Café. Change of Principal
16. Resolution of No Objection to the SLA Corporate Change of On-Premises Liquor License for Carol Enterprises Inc. dba Lola Lola - 1306 St. Nicholas Ave. Change of Principal
17. Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for DC 544 W 27th LLC dba El Jefe - 186 Dyckman St. Change of Principal
18. Resolution of No Objection to the SLA New On- Premises Liquor License for Berti Restaurant & Lounge Corp. dba Anubis Bar – 524 W 207th St. Proposed Address Relocation
19. ~~Resolution of Objection to the SLA New On-Premise Liquor License to Vapor Lounge & Bar Corp. dba Rincon Mexicano – 4160 Broadway (at the corner of W. 176th St.) - Application withdrawn.~~
20. Resolution of No Objection to the SLA New On- Premises Liquor License for 888 Group LLC dba TBD - 3795 10th Ave
21. Resolution of No Objection to the SLA New On- Premises Liquor License for Con Sabor a Mexico LLC dba TBD – 711 W 181 St
22. Resolution of No Objection to the SLA New Restaurant Wine License for 1601 Dominican Valle Restaurant Corp dba TBD – 1601 St Nicholas Avenue
23. Resolution of No Objection to the SLA New Restaurant Wine License for Bodega Restaurant Group Corp dba Bodega Pizza – 4455 Broadway
24. Resolution of No Objection to the SLA New Restaurant Wine License for Terravita Corp dba TBD – 4193 Broadway

Committee Reports:

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

- Concerning DEIS resolutions, voting at the Public Hearing occurs 5/9. The resolutions will be submitted at that time.
- Refer to the minutes

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

- Refer to the minutes.

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

- Listing of events.

Traffic & Transportation, Debby Nabavian presented the following highlights from the Committee’s work this month:

- A resolution on Fort George Hill will be ready to be presented next month.
- Chair Yahaira Alonzo has left the Board. Liz Ritter will chair the next meeting.
- Refer to the minutes.

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

- Details of joint May meeting for Public Safety and Parks and Cultural Affairs committees.
- Refer to the minutes.

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

- The Committee challenged NY Presbyterian to save the 30 Mental Health beds at Allen Pavilion. The hospital was not budging, however.
- A building on the west side of Broadway at 169 Street will be redeveloped by the hospital. Chair Simon asked that the hospital come to the Board to present the details on this development.
- Refer to the minutes.

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

- By fanning out to different locations for meetings, the committee has seen increased participation by the community.
- Refer to the minutes.

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

- Expressed concerns for the local businesses impacted by the bike lanes on Dyckman Street.
- Refer to the minutes.

Housing & Human Services: –Barbara Frazier presented the following highlights from the Committee's work this month:

- Meeting with developers who want to develop all affordable housing developments in Inwood.
- Refer to the minutes.

Voting on the Resolutions:

<u>Item #</u>	<u>Resolutions</u>	<u>Voting:</u> <u>Y-N-Abst-</u> <u>Absent-</u> <u>NV</u>	<u>Passed or</u> <u>Failed</u>
A	Resolution Summarizing Concerns, Objections and Recommendations for Corrective Action Regarding The Draft Environmental Impact Statement Prepared for The Proposed Inwood Rezoning ULURP Applications.	29-0-0-0-1	<i>passed</i>
B	Resolution Regarding the Dyckman Street Bike Lanes.	29-0-0-1-0	<i>passed</i>
C	Resolution commenting on Land Use, Urban Design and Planning Aspects of the Draft Environmental Impact Statement prepared for the Proposed Inwood Rezoning ULURP Applications.	29-0-0-0-1	
D	Resolution Supporting the Met Cloisters Museum's Library Window Art Glass Installation Project.	30-0-0-0-0	
1	Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Sports Zone Café Inc. dba Mimosa Café. – 263 Sherman Ave.	27-3-0-0-0	

2	Resolution of No Objection to the SLA Renewal of its renewal of On-Premises Liquor License for Carol Enterprises Inc. dba Lola Lola - 1306 St. Nicholas Ave	29-1-0-0-0	
3	Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Vida Enterprise Inc. dba Pat'E Palo - -- 251 Dyckman Street	16-14-0-1-0	
4	Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Café Mathias Inc. dba Café de Broadway – 4996 Broadway	19-10-0-1-0	
5	Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for 112 Dyckman Restaurant 101 Inc. dba Restaurant 809 Sangria Bar Grill Lounge – 112 Dyckman Street	29-0-0-0-1	
6	Resolution of No Objection to the SLA Renewal of its On-Premises Liquor License for Restaurant 101 Inc. dba 101 Dyckman St.	28-2-0-0-0	
7	Resolution of Objection to the SLA Renewal of its On-Premises Liquor License for Manhattan River Group LLC. dba La Marina	22-3-0-2-2	
8	Resolution of No Objection to the SLA Alteration of the Restaurant Wine License for Bocaditos Bistro & Espresso Bar LLC dba Bocaditos Bistro & Espresso Bar - 4863 Broadway	29-1-0-0-0	
9	Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for 151 Dyckman Corp. dba Lotus Café - 151 Dyckman St	29-1-0-0-0	
10	Resolution of No Objection to the SLA Alteration of On-Premises Liquor License for Carol Enterprises Inc. dba Lola Lola - 1306 St. Nicholas Ave	28-2-0-0-0	
11	Resolution of Objection to the SLA Alteration of the On- Premises Liquor License for La Nueva Potencia Corp. dba Zoe Restaurant & Bar Lounge - 1559 St Nicholas Ave	25-4-1-0-0	
12	Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for DC 544 W 27th LLC dba El Jefe - 186 Dyckman St	27-3-0-0-0	
13	Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for Vida in China LLC dba chinitolatino - 122 Dyckman St	26-3-1-0-0	
14	Resolution of No Objection to the SLA Change to Method of Operation to the On-Premises Liquor License for Café Mathias Inc. dba Café de Broadway – 4996 Broadway	17-12-1-0-0	
15	Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for 151 Dyckman Corp. dba Lotus Café	29-1-0-0-0	
16	Resolution of No Objection to the SLA Corporate Change of On-Premises Liquor License for Carol Enterprises Inc. dba Lola Lola - 1306 St. Nicholas Ave	28-2-0-0-0	
17	Resolution of No Objection to the SLA Alteration of the On-Premises Liquor License for DC 544 W 27th LLC dba El Jefe - 186 Dyckman St	21-7-2-0-0	
18	Resolution of No Objection to the SLA New On- Premises Liquor License for Benti Restaurant & Lounge Corp. dba Anubis Bar – 524 W 207th St	24-5-1-0-0	
19	Application withdrawn.		

20	Resolution of No Objection to the SLA New On- Premises Liquor License for 888 Group LLC dba TBD - 3795 10th Ave	24-4-1-0-1	
21	Resolution of No Objection to the SLA New On- Premises Liquor License for Con Sabor a Mexico LLC dba TBD – 711 W 181 St	26-3-0-0-1	
22	Resolution of No Objection to the SLA New Restaurant Wine License for 1601 Dominican Valle Restaurant Corp dba TBD – 1601 St Nicholas Avenue	28-2-0-0-0	
23	Resolution of No Objection to the SLA New Restaurant Wine License for Bodega Restaurant Group Corp dba Bodega Pizza – 4455 Broadway	27-2-1-0-0	
24	Resolution of No Objection to the SLA New Restaurant Wine License for Terravita Corp dba TBD – 4193 Broadway	28-2-0-0-0	

Motion to Adjourn- passed at 9:35 pm.

Respectfully submitted: Mitchell Glenn, Secretary
Elizabeth (Betty) Lehmann, Assistant Secretary
April 24, 2018