

Community Board 12, Manhattan
Minutes for the Public Safety Committee Meeting
March 6th, 2018 – Conference Room
530 West 166th Street – 6th Floor
New York, NY 10032

Committee Members Present (7): Richard Lewis (Chair), Domingo Estevez (Asst. Chair), Katherine Diaz, Natalie Espino, Rud Morales and Mary O'Shaughnessy.

Committee Members Absent (1): Derek Peralta.

Public Sign-ins (12): Lt. Rodriquez (33rd Precinct), Lt. Carlos Peralta (34th Precinct), Battalion Chief Chris Ritchie (FDNY), Rebecca Gafvert (NYCEDC), Clement James (FDNY), Valinn Ranelli (NMN4S), Emilenny Urea, Kerri Gillen Blacer, and Tristan Blace.

Absent: Alan S. Valerio (DA's Office) and P.O. Damieon Frey (Community Affairs -Transit District3).

Staff: Paola M. Garcia.

Welcome, Opening Remarks and the Agenda. Richard Lewis, Public Safety Committee Chair, called the meeting to order at 7:08 pm. The meeting was recorded to a digital audio file on an OLYMPUS® handheld device. Board members introduced themselves as did members of city agencies and the public. A quorum was established for the meeting. Topics for the evening's agenda were outlined. The chair stated that the focus of the meeting would be the effect of the Inwood rezoning proposal on public safety and emergency preparedness and services. *[NOTE: This meeting was rescheduled for this Tuesday, a day earlier than our regular meeting date to avoid a conflict with the Land Use Committee meeting usually held at the same time to allow our recommendations to be adopted and submitted to that committee after finally hearing from the staff of EDC. The Land Use Committee's resolution on the Inwood Rezoning Proposal is scheduled for a vote that Wednesday.]*

Source Documents Released at the Meeting.

The following source documents were distributed or made available at the meeting.

- How New York's affordable apartments compare to neighborhood incomes
<https://ny.curbed.com/2018/3/5/16923274/affordable-housing-new-york-median-income-map>
- Estimating Median Income For 2018 and 2019
<https://www.novoco.com/notes-from-novogradac/what-you-need-know-about-hud-fy-2018-income-limits>
- Median Family Income Calculation Methodology
<https://www.huduser.gov/portal/datasets/il/il2017/2017MedCalc.odn>
- FY 2017 Income Limits Summary
<https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn>
- 2010 CENSUS - PUMA REFERENCE MAP: NYC-Manhattan Community District 12--Washington Heights, Inwood & Marble Hill (PUMA 03801 and the following Tracts in the Proposed Inwood Rezoning: 291, 293, 295, 299, 303, and 307).
https://www2.census.gov/geo/maps/dc10map/PUMA_RefMap/st36_ny/puma3603801/DC10PUMA3603801_001.pdf
- De Blasio Bolsters Affordable Housing, but at What Price? By J. DAVID GOODMAN MARCH 4, 2018
<https://www.nytimes.com/2018/03/04/nyregion/de-blasio-affordable-housing-cost.html>
- These NYC neighborhoods have the most noise complaints By Michael Gartland, Caroline Spivack and Ruth Brown - March 4, 2018
<https://nypost.com/2018/03/04/these-nyc-neighborhoods-have-the-most-noise-complaints/>
- Talking Points for the March 6th, 2018 Public Safety Committee Meeting – Copies available from the CB12, M office upon request and due notice.
- MARCH FOR OUR LIVES SUPPORTING MATERIAL
https://en.wikipedia.org/wiki/Stoneman_Douglas_High_School_shooting
https://en.wikipedia.org/wiki/List_of_attacks_related_to_secondary_schools
<https://marchforourlives.com/>
- CB12M Resolution on the Closing and Renovation of the West 163th Street MTA IND Subway Station and Request to Extend Bus Service in that Area, Public safety and ADA concerns (See the CB12, M Board Website).
- Final Public Safety Committee FY 2019 Capital and Expense Budget Rankings, the Board Rankings and OMB Response – Copies available from the CB12, M office upon request and due notice.

Discussion from the 33rd Precinct – Lt Rodriguez on Community Outreach and COMPStat.

The following crime statistics from the seven major crimes reported in the NYPD's weekly COMPStat List were presented. See charts below or follow this information at <https://compstat.nypdonline.org> The following crime statistics from the seven major crimes reported in the NYPD's weekly COMPStat List were presented. See charts below or follow this information at <https://compstat.nypdonline.org> For the 28 day period prior to our meeting: Total incidents are up 61 to 31 compared to last year and year to date 112 to 102. up.

The murder that occurred on West 175th Street and Broadway at the close of 2017 is still under investigation. For the 28 day one crime is up or flat in the following categories:

- Rape: 1 to 1
- Felony Assault: 19 to 9
- Grand Larceny: 34 to 14 (This increase is related is related to scams with bogus job offers where a request is made for instance to send a \$4,000 check to an account that the scam operator makes a promise to send back a check of \$2,000. Usually those checks bounce.

Community Affairs ran a successful ID Fair with several city agencies and CBO's last Saturday at the precinct. The next Precinct Council Meeting is Wednesday, March 21st (6:30 pm) at the 2207 Amsterdam Avenue.



| | Week to Date | | | 28 Day | | | Year to Date | |
|--------------------|--------------|-----------|--------------|-----------|-----------|---------------|--------------|------------|
| | 2018 | 2017 | % Chg | 2018 | 2017 | % Chg | 2018 | 2017 |
| Murder | 0 | 0 | 0.0 % | 0 | 0 | 0.0 % | 0 | 0 |
| Rape | 0 | 0 | 0.0 % | 1 | 1 | 0.0 % | 1 | 1 |
| Robbery | 0 | 0 | 0.0 % | 4 | 0 | - % | 9 | 12 |
| Felony Assault | 3 | 3 | 0.0 % | 16 | 9 | 77.8 % | 36 | 27 |
| Burglary | 0 | 2 | -100.0 % | 2 | 6 | -66.7 % | 10 | 17 |
| Grand Larceny | 10 | 8 | 25.0 % | 34 | 14 | 142.9 % | 51 | 41 |
| Grand Larceny Auto | 1 | 0 | - % | 4 | 1 | 300.0 % | 5 | 4 |
| Total | 14 | 13 | 7.7 % | 61 | 31 | 96.8 % | 112 | 102 |
| Patrol | 13 | 13 | 0.0 % | 59 | 30 | 96.7 % | 107 | 97 |
| Transit | 1 | 0 | - % | 2 | 0 | - % | 5 | 2 |
| Housing | 0 | 0 | 0.0 % | 0 | 1 | -100.0 % | 0 | 3 |
| Shooting Victims | 0 | 0 | 0.0 % | 0 | 1 | -100.0 % | 1 | 1 |
| Shooting Incidents | 0 | 0 | 0.0 % | 0 | 1 | -100.0 % | 1 | 1 |
| Rape 1 | 0 | 0 | 0.0 % | 1 | 0 | - % | 1 | 0 |
| Petit Larceny | 10 | 11 | -9.1 % | 50 | 43 | 16.3 % | 108 | 115 |
| Misd. Assault | 8 | 7 | 14.3 % | 37 | 29 | 27.6 % | 74 | 54 |
| Misd. Sex Crimes | 0 | 0 | 0.0 % | 2 | 0 | - % | 5 | 3 |

COMPStat 2.0 Year to Date Map and Charts.

Seven (7) Majors reported.

See <https://compstat.nypdonline.org>

Discussion from the 34th Precinct – Lt. Carlos Peralta on Community Outreach and COMPStat.

The following crime statistics from the seven major crimes reported in the NYPD's weekly COMPStat List were presented. See charts below or follow this information at <https://compstat.nypdonline.org> For the 28 day period prior to our meeting: Total incidents are up (9.2%) from 107 to 98 and year to date 219 to 232.

For the 28 day period certain crimes are up or flat:

- Felony Assaults: 25 to 17
- Burglary: 16 to 15
- Grand Larceny: 38 to 44
- Grand Larceny Auto: 14 to 4 (Note: Ask why this number is so high PO Peralta stated that the problem is that drivers still leave their keys in their cars for what they believe are short errands to bank machines or stores for pickups. The 'perp' is also shopping and watching these individuals who believe their shopping action takes only a minute or so. The perp can easily take off on a quick route to the Westside highway to the GW Bridge and then to New Jersey or use several bridges to the Bronx. So by the time the incident is reported; it's probably too late.

Other brief questions and complaints:

One member in the audience asked if the precinct cooperates with requests from federal authorizes. It was pointed out that this is still sanctuary city and the precinct does not have a relationship with federal authorities regarding immigration issues. For some high profile criminal investigations the Commissioner's Office would make those determinations and the level of participation, e.g. a federal narcotics bust.

Another individual made a complaint about excessive and illegal parking at a fire hydrant at 34 Seaman Avenue. A member of the audience stated that they have made repeated complaints to the precinct as well as calls to 311 with no continuous relief. Lt. Peralta said he would followup on this issue.

See the map and chart below for more information discussed. The next 34th Precinct Community Council meeting will be Wednesday, March 28, at 7pm at Isabella Geriatric Center located at 515 Audubon Avenue – New York NY 10033.



| CompStat Book | | | | Week of 02/26/18 - 03/04/18 | | | | |
|--------------------|--------------|-----------|---------------|-----------------------------|-----------|--------------|--------------|------------|
| | Week to Date | | | 28 Day | | | Year to Date | |
| | 2018 | 2017 | % Chg | 2018 | 2017 | % Chg | 2018 | 2017 |
| Murder | 0 | 0 | 0.0 % | 0 | 0 | 0.0 % | 0 | 0 |
| Rape | 0 | 0 | 0.0 % | 1 | 1 | 0.0 % | 6 | 1 |
| Robbery | 2 | 7 | -71.4 % | 13 | 17 | -23.5 % | 36 | 34 |
| Felony Assault | 4 | 2 | 100.0 % | 25 | 17 | 47.1 % | 49 | 40 |
| Burglary | 4 | 5 | -20.0 % | 16 | 15 | 6.7 % | 28 | 41 |
| Grand Larceny | 9 | 11 | -18.2 % | 38 | 44 | -13.6 % | 79 | 107 |
| Grand Larceny Auto | 12 | 1 | 1100.0 % | 14 | 4 | 250.0 % | 21 | 9 |
| Total | 31 | 26 | 19.2 % | 107 | 98 | 9.2 % | 219 | 232 |
| Patrol | 31 | 24 | 29.2 % | 105 | 96 | 9.4 % | 210 | 222 |
| Transit | 0 | 2 | -100.0 % | 2 | 2 | 0.0 % | 5 | 7 |
| Housing | 0 | 0 | 0.0 % | 0 | 0 | 0.0 % | 4 | 3 |
| Shooting Victims | 0 | 0 | 0.0 % | 0 | 0 | 0.0 % | 1 | 1 |
| Shooting Incidents | 0 | 0 | 0.0 % | 0 | 0 | 0.0 % | 1 | 1 |
| Rape 1 | 0 | 0 | 0.0 % | 1 | 1 | 0.0 % | 5 | 1 |
| Petit Larceny | 15 | 15 | 0.0 % | 54 | 70 | -22.9 % | 130 | 159 |
| Misd. Assault | 6 | 12 | -50.0 % | 37 | 33 | 12.1 % | 86 | 71 |

COMPStat 2.0 Year to Date Map and Charts.

Seven (7) Majors reported.

See <https://compstat.nypdonline.org>

Discussion on Incidents in Transit District 3.

The chair received an email and a phone call from PO Damien Frey regarding incidents in Transit District 3. PO Frey is on assignment and will not be attending our meeting tonight.

The crime stats for the 28 day period are as follows

- For the 33rd Precinct - Bag Snatches at the West 168/Broadway Subway Station and at the West 163 Street/St. Nicholas Avenue Subway Station - Unattended Property
- For the 34th Precinct - 1 Grand Larceny - Unattended Property and 1 Felony Assault - train operator r assault at the Dyckman Street IRT Station.

In the later incident the train operator appeared at the meeting with his spouse and showed photos of the injuries he sustained at the North end of the platform on February 20th around 7pm. The Complaint number is #2018-034-00990. They claimed that the Transit Police were not doing enough in their investigation and PO Frey in an earlier conversation claimed just the opposite and testimony of the events of the incident lacked consistency. There were also no reliable witnesses and no images of the episode. When asked if the union was involved the complainant had no comment. The chair took contact information and told them that this matter and their testimony will be brought to the attention of PO Frey.

Discussion from the FDNY – Battalion Chief Chris Ritchie and Clement James (FDNY).

Battalion Chief Chris Ritchie stated that during the last 28 day period there have been 47 structural fires. They were extinguished by hand lines. There has been an 81.7% increase in gas complaints (47 gas callers in the district). There have also been some 22 electrical street emergencies (underground transformers and at least 9 related manhole incidents). These problems are believed to have some relationship to snow, salt, and old wiring. The committee has continuously asked in prior talking point releases, including this one for some quantitative data and information on FDNY summonses. (YTD and 28 days). Representatives from the FDNY replied that there has not been any data analysis done in this district and that is challenging. Although challenging it is not impossible. With that said the committee offered to help. One committee member referred the chief to an outside data professional for help. EDC commented on its statement in the Inwood Rezoning that there will be no impact for FDNY staffing despite their best case forecast of about a 12,000 increase in population growth. The FDNY at that time would assess risk and needs for the district. As of now there are no plans.

Discussion on the Inwood Rezoning Plan and Committee Recommendations.

The committee discussed and reviewed with EDC and the uniform services agencies present the following areas of the Inwood Rezoning Proposal: 1. Affordable Housing, 2. Zoning Changes for Residential, Commercial and Manufacturing, 3. Infrastructure and Emergency Response and 4. The Inwood Library. To assist in the discussion a scoring worksheet was used to rate expectations and overall opinions for each category. The consensus is shown in tables below.

1. Affordable Housing

Description and Issues. The Inwood Rezoning Proposal claims that with no action taken in the projected area that there would be an increase of **798** residential units and a population increase of **2,218** individuals and with action taken by this proposal there is the possibility of **5,146** residential units and a population increase of **14,305** or net gains of **4,348** units or **12,088** individuals respectively. According to the EIS these projections are “what is the maximum development that could reasonably occur under the proposed future zoning”, but that assumption “does not mean what will necessarily be built.” No computer algorithm or reproducible justifications for these numbers have been given by EDC except to note that the With-Action and No-Action conditions are the result of standard methodologies following the *CEQR Technical Manual guidelines* employing ‘reasonable assumptions’ (not listed). These methodologies have also been used to identify the amount and location of future development

The Draft Scope of Work stated that the rezoning as a whole (including the rezoned corridors west of 10th avenue) had the potential to produce an additional 4,348 apartments, of which 1,325 or 1,563 would be affordable under the city’s mandatory inclusionary housing policy. A little over half that number would be available to qualified Community Board 12, Manhattan residents. With a 25% Affordable housing set-aside

with a 60% (on average) Area Median Income (AMI) and a Maximum annual income \$47,000 (on average for a family of three) or with 10% required at 40% AMI or \$31,000 for **Option 1**. Or a 30% Affordable housing set-aside with an 80% (on average) Area Median Income (AMI) and a Maximum annual income of \$62,000 (on average for a family of three) for **Option 2**. The proposed zoning is contextual with set height limits. Tall residential towers are not an issue.

The larger issue on affordable housing, even if it were 100% affordable is that the city has no funds to build and sustain these units and so it must rely on developers with tax relief/credits or other inducements to build them with some level of mandatory inclusion. That can be a difficult balance to achieve in all communities.

Committee Analysis. The best kinds of analysis for demographic changes are found in the projections given by the American Community Surveys (ACS) or from actual numbers from the US Census Bureau. However, the next ten year census will occur in 2020.

Given that In Zip code 10034 (Area of the Inwood Rezoning Proposal) from 2010 to 2016 there was a net gain of 5,043 in total population (38,908 to 43,951). This 13% (841/year) increase is similar to other Community Board 12, Manhattan population increases in zip codes 10040, 10033, and 10032 for the same period.

See <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

(Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.)

The numbers used best and worst case analysis given by EDC is seriously flawed from the ACS standards used by most cities, state and federal agencies and other mainstream community based organizations and public policy foundations. Clearly, the ACS total population projections in the area would exceed those of the proposed rezoning. It should be noted that there is a lawsuit regarding the CEQR Technical Manual guidelines.*

The rezoning will allow the city to use MIH/ZQA. Essentially, the levels are not low enough (25% AMI for ELLA and LI) and the projection for the number of affordable units set aside for the community is extremely low, less than a thousand or about some 700 units. Seniors and those under the federal poverty guidelines are essentially excluded. **In zip code 10034 some 11,005 individuals in 43,827 are under the federal poverty guidelines.** This represents **25.1% of the rezoning population**, according to the most recent estimates of the ACS.

In a recent report released on March 8th, 2018 from the Kaiser Family Foundation it is noted that payments from Social Security and Supplemental Security Income have played a critical role in “enhancing economic security and reducing poverty rates among people ages 65 and older. “ Yet many older adults live on limited incomes and have modest savings. In 2016, half of all people on Medicare had incomes less than \$26,200. How can we expect developers to place seniors in their affordable units given eligibility and credit standards? See <https://www.kff.org/medicare/issue-brief/how-many-seniors-are-living-in-poverty-national-and-state-estimates-under-the-official-and-supplemental-poverty-measures-in-2016>

***Automated decision systems used by agencies law: This new law (2018/049) passed by the City Council and enacted on 1/11/2018 would require the creation of a task force that provides recommendations on how information on agency automated decision systems may be shared with the public and how agencies may address instances where people are harmed by agency automated decision systems. CEQR uses algorithms.**

Table 1.
2017 New York City Income
Poverty Limits by
Household Size

| Family Size | 30% of AMI | 100% of AMI |
|-------------|------------|-------------|
| 1 | \$20,040 | \$66,800 |
| 2 | \$22,920 | \$76,400 |
| 3 | \$25,770 | \$85,900 |
| 4 | \$28,620 | \$95,400 |
| 5 | \$30,930 | \$103,100 |

Table 2
2017 New York City Affordable
Monthly Rents by AMI*

| Unit Size | 30% of AMI | 100% of AMI |
|-----------|------------|-------------|
| studio | \$331 | \$1,377 |
| 1 BR | \$426 | \$1,733 |
| 2 BR | \$521 | \$2,089 |
| 3 BR | \$594 | \$2,406 |

Table 3.
Individuals in Inwood below the Federal
Level – ACS Five Year Estimates

Individuals below poverty level*

10034: (Inwood Rezoning Area)

25.1%

(11,005 individuals in 43,827)

10040: (Area Below the Rezoning)

22.8%

(9,907 individuals in 43,363)

New York County, New York:

17.6%

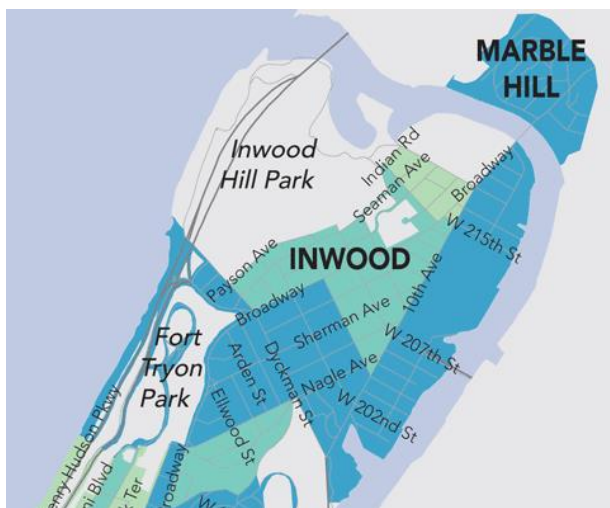
(279,847 individuals in 1,587,909)

Source: [2012-2016 American Community Survey 5-Year Estimates](#)

Table 4. 2018 Federal Poverty Guidelines

| 100% | | | |
|-------------|----------|---------|--------|
| Family Size | Annual | Monthly | Weekly |
| 1 | \$12,140 | \$1,012 | \$233 |
| 2 | \$16,460 | \$1,372 | \$317 |
| 3 | \$20,780 | \$1,732 | \$400 |
| 4 | \$25,100 | \$2,092 | \$483 |
| 5 | \$29,420 | \$2,452 | \$566 |
| 6 | \$33,740 | \$2,812 | \$649 |
| 7 | \$38,060 | \$3,172 | \$732 |
| 8 | \$42,380 | \$3,532 | \$815 |
| Each Add'l | \$4,320 | \$360 | \$83 |

Poverty in Manhattan - Redacted (Only Inwood shown)



As any New Yorker knows, finding an apartment is not easy.

The city's affordable [housing](#) lottery was set up to assist residents, but applying for the lottery takes time and patience.

There are currently [1,144 affordable housing units available in 18 buildings](#).

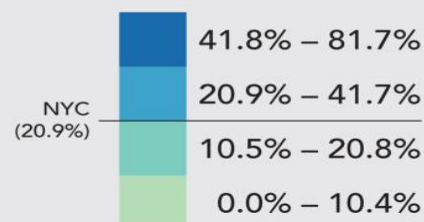
According to HPD, on average, there are 700 applicants per unit. They've set up the online Housing Connect portal, streamlining the online application process. [There are 1.7 million registered users of the site....](#)

....."It verges on impossible. All the studies done point to a divestment of communities of color and to procedural obstacles being put in place to deny people access to affordable housing."

"It demands that you make a certain amount of money. If you make too little, you can't afford to live there. If you make too much, you don't deserve to live there. If your credit is too low, then you can't be trusted to make those rent payments. The current system is one I wouldn't wish on anyone to go through."

<http://pix11.com/2018/02/27/new-yorkers-lose-hope-while->

Percent of People Living Below the Federal Poverty Level



City Limits

(2013)

Finally, According to the latest Rent Guidelines Board's 2018 Income and Expense Study released March 8th, 2018 rent collections in stabilized buildings increased by 3.1% in 2016. Rent collections in pre-war buildings grew at a higher rate up 3.2% than in post-war buildings which rose at 2.8%. Expenses rose by 2.4%. Net Operating Income (NOI) at the Community District Level rose in the 92% of them - **[Washington Heights/Inwood up 14.9%]**. Note: *NOI is the earnings that remain after operating and maintenance expenses are paid, but before payment of income tax and debt service.* City wide NOI in rent stabilized buildings increased by 4.4%, the 12th consecutive year NOI has grown.

On the matter of high number of preferential apartments and potential displacement should the landlord opt on renewals to offer the higher legal rent the committee offered no specific analysis, except the need for more enforceable protections by legislative action before the final approval of this rezoning with substantial resources for individual cases. There was no discussion of gentrification or re-gentrification.

Despite claims to protect tenant enforcement with new harassment and right to counsel laws (RTC) delays in justice often takes months to years for solutions. Government has not been very good at protecting individual tenants with the daily administrative care given high caseloads (e.g., DHCR, HPD, DOB, Unified Court System, etc). Instead only high profile organizations become the choice with their representation. High Displacement may become a reality given the district has the highest number of rent regulated apartments. This needs to be addressed, particularly since the RTC covers individuals making less than 200% below federal poverty guidelines or about \$24,000 and does not cover Inwood's zip code. At this time we do not know the elements of the new HPD term sheets and how will they affect rezoning.

Given the need to build sustainable units and make a profit most developers would probably choose Option 2 in for MIH. That would lead to more market rate housing in our community and fail to solve the housing crisis for both the middle income and low income residents. On this matter the legal question was raised and not answered that if in another or the current administration there is a deeper level of affordability in a revised MIH will the Inwood Rezoning be amended automatically or would a new text amendment be necessary?

Committee Recommendation. The committee discussed the issue and analysis with a representative from EDC, representatives from other city agencies and the public at its March 6th, 2018 committee meeting and used a scoring sheet with comments.

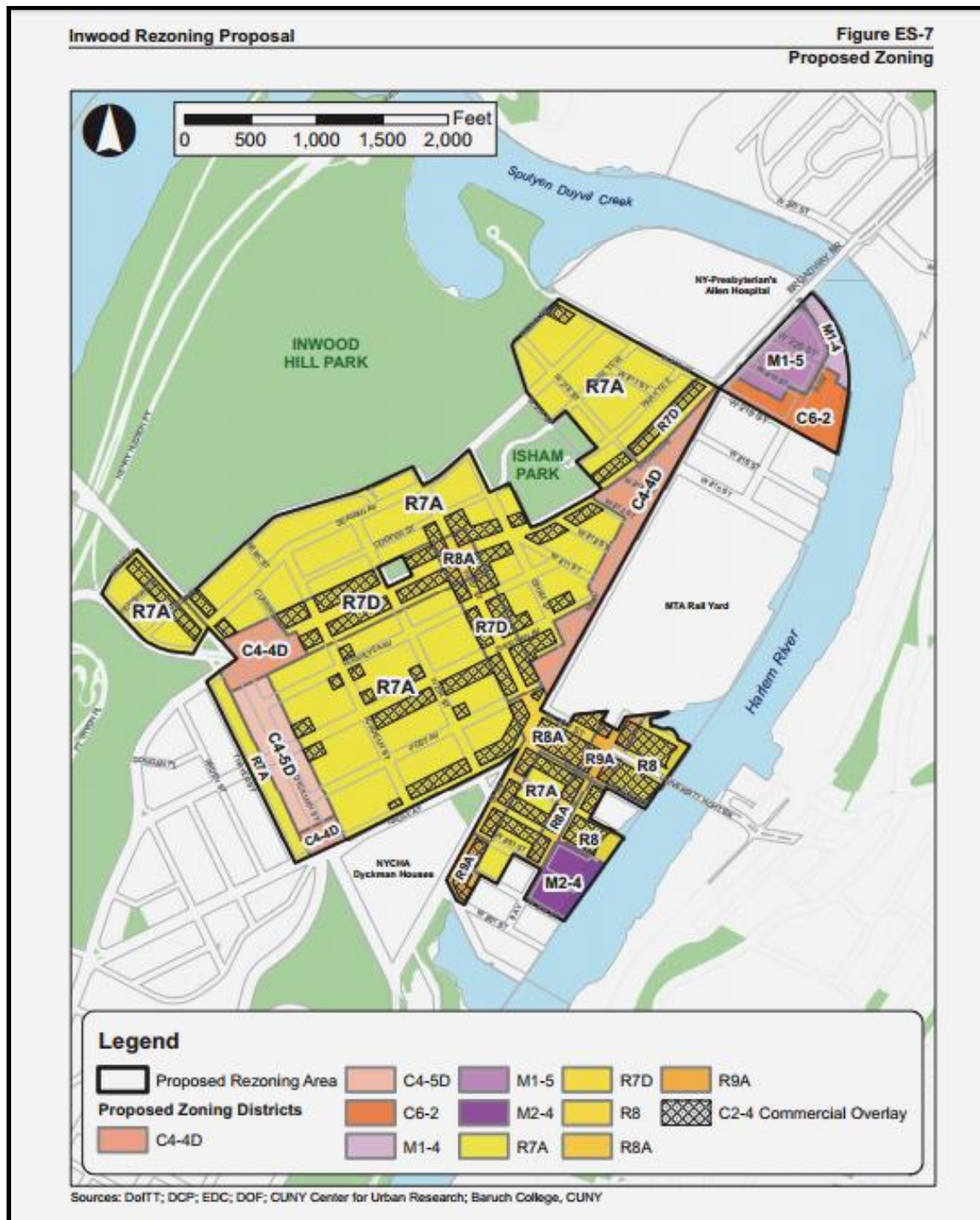
Results: Most committee members felt that Affordable Housing rezoning met few expectations and their overall response is that they could not support the Inwood Rezoning Proposal unless there were some conditions met. Those conditions were outlined in the committee's analysis above. See table below.

| GOALS | RATINGS | REZONING RESPONSE |
|--------------------|---|---|
| AFFORDABLE HOUSING | a. Meets all expectations b. Meets some expectations c. Satisfactory d. Meets few expectations e. Meets no expectations | a. Yes without conditions b. Yes with some conditions c. No comment d. No with some conditions e. No without conditions |

One committee member felt there was a need for "legislation to protect the community" prior to any rezoning, more honest dialogue and a need to change the current zoning approval process as well. To that end the rezoning response of that member was a 'no without conditions'.

2. Zoning Changes for Residential, Commercial and Manufacturing (Maps).

Description and Issues. The Inwood Rezoning proposal offers four main rezoned areas: two Special Districts (one at the top of Inwood and the other on the eastern shore of the Harlem River; an expanded area just north of a proposed commercial 'U' district.



More specifically:

- The tip of Manhattan, which comprises the area north of West 218th Street and east of Broadway;
- An Upland Wedge, which comprises the blocks (or portions thereof) along Broadway north of West 215th Street and along the west side of Tenth Avenue between West 207th and West 218th streets;
- Sherman Creek, located east of Tenth Avenue between West 201st and West 208th streets;

- The Commercial “U”, which comprises the blocks with frontages along Dyckman Street between approximately Nagle Avenue and Broadway, Broadway between Thayer and West 207th Streets, and West 207th Street between Broadway and Tenth Avenue; and
- The Upland Core, including all areas west of Tenth Avenue, excluding the Upland Wedge and commercial “U” (generally bounded by Tenth Avenue to the west, Thayer Street and Riverside Drive to the south, Payson Avenue and Indian Road to the west, and West 218th Street to the north).

Included in the Proposed Rezoning are some new residential, commercial and manufacturing districts: these are C2-4 Commercial Overlays, C4-4D, C4-5D C6-2, R7A, R7D, R8, R8A, R9A, M1-4, M1-5, and M2-4. The existing zoning includes: Commercial Overlays C1-3 C1-4 C2-2 C2-4, C4-4, R7-2, C8-3, C8-4, M1-1, M2-1, and M3-1. Several zoning maps were presented in the Final Scope of Work showing their locations as well as physical addresses with block and lot numbers. Finally, there will be a need for an eventual waterfront access plan.

Committee Analysis. There has been major discussion on protecting and displacement of small businesses in our community in this Inwood Rezoning plan. What efforts will be taken by the city or state (the Mayor or the City Council or the state legislature) to allow favorable commercial lease terms, elimination of property tax transfers from property owners in leases, better mortgage and lending terms from financial institutions and more favorable opportunities for minority housing developers where there are hardly any in the city? What limitations can be placed in this rezoning to prevent air transfer rights to build even larger structures in the C and M zones and other areas? What restrictions will be placed on owners demolishing buildings and displace current businesses. What new and higher tariff arrangements will ConEdison now seek for more gas and electrical distribution that will affect the cost of construction and rents?

While the rezoning allows for contextual residential buildings they still could be built to heights of almost 15 stories in areas where smaller buildings exist. Also in manufacturing zones buildings might reach heights of twenty-seven (27) stories. The concept of tall towers in our district is anathema, although developers want them for more revenue and sustainability.

Committee Recommendation. The committee discussed the issue and analysis with a representative from EDC, representatives from other city agencies and the public at its March 6th, 2018 committee meeting and a five minute session in February. A scoring sheet with comments was used.

Results: Given the fact that most new development would be ‘as of right’ and with no protections for ‘mom and pop’ stores along with the apprehensions expressed earlier about affordable housing the committee felt these new zoning districts posed a high risk to the community and as such expressed concerns that it failed to meet few expectations in some cases and no expectations others and would not support this rezoning changes even if there were conditions. See the table below.

| GOALS | RATINGS | REZONING RESPONSE |
|--|---|---|
| ZONING CHANGES for Residential, Commercial and Manufacturing (SEE MAPS) | a. Meets all expectations b. Meets some expectations c. Satisfactory d. Meets few expectations e. Meets no expectations | a. Yes without conditions b. Yes with some conditions c. No comment d. No with some conditions e. No without conditions |

3. Infrastructure and Emergency Response.

Along with infrastructure what emergency response and public safety needs should be taken into account with this rezoning proposal? We need to fully assess what is below the street and sidewalks, its adequacy, capacity and continuous availability given some of it is very old. The supply and the demand response for power

(electricity, gas, steam, gasoline, LPG (propane) will increase with the proposed rezoning. We need to be sure that ConEdison is prepared to deliver continuous or non-interruptible power to Washington Heights and Inwood ahead of this rezoning and at the same time growth proceeds. **A Waterfront Action Plan is needed to take care of combined sewer overflow (CSO) into the rivers during storms or heavy rains. We need to ensure that there are adequate and new fire hydrants at new developments and that there is adequate police, sanitation, fire fighters and coast guard or other water patrols services.**

Description and Issues. We need to be sure that ConEdison is prepared to deliver continuous or non-interruptible power to Washington Heights and Inwood ahead of this rezoning and at the same time growth proceeds. (There are some 70,544 Con Edison Customers ([residential, commercial, and governmental] and over 96 miles of cables and 260 megawatts total from the distribution grid with 192 megawatts currently being used and 68 megawatts still available.). Will new demands be planned and met on time? In addition, to an increase in megawatt capacity we also need to know that all the aged Paper-insulated lead-covered (**PILC**) cables or pipes in the ground will all be replaced so that there will not be a series of major gas or electrical emergencies that would be disruptive (monitoring them is not the solution). Some \$37 million dollars was spent in replacing 651 sections. There are continuous inspections and remote monitoring done on all equipment and structures.

Given that we also want to know if the average age of the pipes at 17 years where are the oldest ones located and where are the best located and what are those life spans? There location may have an impact on the rezoning codes used.

In terms of reliability in 1999 (the year of the blackout) there were 14 feeders and 323 transformers; there are now 20 and 351 respectively.

Con Edison has an electric load growth procedure for new businesses: for service request to service determination (load estimation) to design to approvals. All three area substations have been upgraded with recalculations each year (Washington, Sherman Creek and Academy Street). Plus a new distribution feeder line from Connecticut has been installed (Academy Street substation). All these upgrades cost \$1.5 billion dollars.

What was not discussed was the need for street electric vehicle stations and how sites will be determined and authorized.

There needs to be some more information on the type of planning for sewers and drainage. We are concerned about combined sewer overflow (CSO) because of their effect on water quality and recreational uses. Will there be a need for upgrades in key wastewater treatment facilities, storm sewer expansions and the construction of several large **CSO** retention tanks? What will be the impact of other rezoning on CSO in the entire river channels?

There the claim or hypothesis in the CEQR for this rezoning and EIS stating that there is no impact determined at this time and a drainage plan needs to confirm that fact in the future. Why not develop a drainage plan now for this rezoning and EIS with the worst and best case analysis? How long would it take to complete given the Inwood Rezoning process started in 2015. If the hypothesis is proven false and the overflow needs are overwhelming will this then not have environmental consequences on multiple spillovers into the river?

There is no information on gas distribution presented.

The NYPD 34th Precinct was asked along with EDC if there will be sufficient resources for public safety, law enforcement, and traffic control and patrols to maintain service that is already overburdened. Assuming there will be a net increase in population of about 12,000 individuals, more residential and commercial buildings, more commercial establishments will there be a need for another precinct in this rezoned area? Will there be

enough uniform officers to handle this population influx given the current efforts that have overburdened the precinct as a result of managing heavy nightlife activities and other crime fighting activities in the district? With development of the waterfront on the east with more nightlife activity (restaurant/bars, nightclubs, boardwalk activity, boating/fishing, etc) will there be a need for more coast guard presence or NYPD river craft patrols or AMV patrols, etc.?

Their responses were essentially that there is no planning process at present and they will address these problems in the future as they arise.

The FDNY and EDC were also asked similar questions about area growth as a result of this rezoning. In addition, they were asked if there be a need for another fire station, more non-carbon emission vehicles and firefighting equipment and more electrical power sources for them. Based on previous emergencies (gas leaks, fires, power outages, electrical fires, pipe replacements, dead or broken fire hydrants) could they give some estimates or implications of rezoning in this area? EDC also stated that they have not contacted with the Office of Emergency Management (OEM) on this proposal.

Their responses were essentially the same as the NYPD: there is no planning process at present and they will address these problems in the future as they arise.

Committee Analysis. No definitive answers to gas infrastructure was available to the committee at this time. In addition, the responses by the NYPD, FDNY and EDC where there were no plans or planning for the potential for emergency services and public safety in either a worst or best case situation also meant no determination could be made.

Given the fact that the Inwood Rezoning proposal process has been happening since 2015 and now the advent and the enormity of future community change their explanations were clearly unacceptable by the committee.

Committee Recommendation. The committee discussed the issue and analysis with a representative from EDC, representatives from other city agencies and the public at its March 6th, 2018 committee meeting and used a scoring sheet with comments.

Result: The Committee consensus is that no expectations were met for infrastructure, public safety and emergency services given the effects of population growth and no specific plan of action and could not approve the effects of rezoning even with conditions.

| GOALS | RATINGS | REZONING RESPONSE |
|---|---|---|
| INFRASTRUCTURE, PUBLIC SAFETY AND EMERGENCY SERVICES | a. Meets all expectations b. Meets some expectations c. Satisfactory d. Meets few expectations e. Meets no expectations | a. Yes without conditions b. Yes with some conditions c. No comment d. No with some conditions e. No without conditions |

4. Inwood Library. On the date of the meeting, March 6th, 2018 the Inwood Library winner of the bid for design and management was announced. In so much as there is an affordable housing component to the library building these matters have been addressed elsewhere in this document. No details for an alternative site during construction were revealed.

Description and Issues. This is still a rezoning issue whose details are not directly related to the Public Safety Committee concerns.

Committee Analysis. None discussed except for overall opinions on affordable housing.

Committee Recommendation. Result: The committee was torn between concerns that it met few expectations and it met no expectations and could only marginally support the project even if there were conditions. See the table below.

| GOALS | RATINGS | REZONING RESPONSE |
|----------------------------|---|---|
| INWOOD LIBRARY DEVELOPMENT | a. Meets all expectations b. Meets some expectations c. Satisfactory d. Meets few expectations e. Meets no expectations | a. Yes without conditions b. Yes with some conditions c. No comment d. No with some conditions e. No without conditions |

Discussion on OMB's Preliminary Recommendations on the Board's FY2019 Budget Rankings.

The committee and board's rankings from last October, 2017 were presented and compared with the responses from the Office of Management and Budget (OMB) for its preliminary recommendations on the Board's FY2019 Budget Rankings. These sometimes scripted one line responses are culled from all the major city agencies where the board's budget requests were made. There is a thirty day extended response given to the board due to the Inwood Rezoning Proposal.

The committee decided to leave OMB's responses to Public Safety Committee rankings as written, except at the discretion of the Chair should additional issues arise.

Preliminary Discussion of Gun Safety and a Resolution in Support of the March for Our Lives Event.

The committee decided to continue a more detailed discussion of gun safety at a later date and decided to support the gallant efforts of our nation's youth as they turn grief and outrage to positive actions at local community forums, legislative bodies and visits to the White House for cultural change in gun violence and school safety. The resolution advises every one of all ages to participate in the 'March for Our Lives, but does not endorse any platform for this event. The resolution was adopted 5-0-0.

With no new or old business pending the meeting adjourned at 9:58 PM.

Respectfully submitted,
Richard Lewis, Chair
Public Safety Committee
March 6th, 2018

###