

**COMMUNITY BOARD 12, MANHATTAN
General Meeting, April 23, 2013
Church on the Hill, 2005 Amsterdam**

MINUTES

Attending: Fernandez [Chair], Bing [1st Vice-Chair], Ferreira [2nd Vice-Chair], Palanque-North [Treasurer], Allman [Secretary], Ally, Arthur, Benjamin, Berlin, Bueno, Cespedes, DeLosSantos, A Diaz, Florimon, Glenn, Jimenez-Castro, Kach, Kackman, Kalinsky, Lehmann, Lewis, Lorris-Ritter, Luna, Mazur, McGougan, Mejia, Miller, Oglive, Ortiz, O'Sullivan, Prentiss, Pruden, Ramadan, Raysor, Rivera, Santos, Simon, C Smith, Tejada, Young

Excused: Rivera, Vanterpool

Absent: Barberis, M Diaz, Jimenez, Morales, Nau, Noboa, Sanchez, Saneaux, A Smith,

Staff: Smith [District Manager]

The following Elected Officials were represented: Mayor Bloomberg, Borough President Stringer, Senator Perkins, Senator Espaillat, Assemblymember Farrell, Assemblymember Rosa, Councilmember Rodriguez, and Councilmember Jackson

A call to order was made by Chairperson Fernandez at 7:15, with quorum pending. The meeting was called to order at 7:42.

The Chair thanked Pastor Rafael for making the Church on the Hill available for this Meeting.

M/S [Berlin, Lewis] to Adopt the Agenda.

Approved without opposition.

M/S [Lewis, Ferreira] to Approve Minutes of the 3/26/2013 General Meeting, with tallies pending, insertion of licensee names into Minutes, and correction of Lorris-Ritter and Luna to Excused Absences.

Approved without opposition.

CHAIR'S REPORT [George Fernandez]

The following newly appointed CB 12 Board Members were introduced:

- Shahabuddeen Ally,
- Karen Arthur,
- Lorena Jimenez-Castro,
- Lorenzo McGougan,
- Juan Mejia,
- Jason Miller,
- Rud Morales [absent],
- Ulises Noboa [absent],
- Ayisha Oglive,
- Maceo Raysor
- Liliana Saneaux,
- Luis Manuel Tejada.

The Chair reported on the following matters.

- Tracking of Resolutions has been improved.
- The following Committee Chairs were appointed: Business Development, Anina Young; Personnel, Chris Smith; Public Safety, Michael Jimenez.
- CB 12 is seeking to enhance public participation in the upcoming year Budget process.
- The Licensing Committee will hold a Public Hearing on 5/9 at Isabella Geriatric Center at 7:00 PM on a wide range of alcohol-related issues [that are not specific to a single establishment].
- Orientation for new CB 12 Board Members will be held on 4/29, working with the BP's Office.
- The following Public Members were appointed: Christine Burgess, Housing and Human Services; and Raybbllin Vargas, Health and Environment.
- A meeting on Helicopter Noise is being set up with NYCEDC and the offices of U.S. Senators.
- A rally for Affordable Housing is scheduled for 4/24.
- Washington Heights BID is launching the Explora campaign to promote local businesses.
- A meeting with representatives of Red Apple Group is being set up re: empty, unfenced, and unattended lot in the 162nd Street/Triangle area. Community input will be sought.

Meetings attended this past month included:

- Unidos Coalition nightlife and business owners' meeting;
- Senator Espaillat's Town Hall; and
- Governor's Office presentation on the enacted Budget. An increase in PUC's capacity to monitor ConEd and its overall technological development was noted.

The following announcements were made:

- CUMC/CUNY Health Scholarship presentation in honor of Stanley Michels;
- Metropolitan Water Alliance re: development of waterfront and eco-docs;
- Community Earth Day celebration with IS 52 and Inwood Rotary Club; and
- Michael Buczek Little League ceremony

SPECIAL PRESENTATION

The following outgoing Board Members were honored for their service to CB 12:

- James Amodeo,
- William Devlin,
- Nicole Foster,
- Melanie Hidalgo,
- Helen Morik,
- Carole Mulligan,
- Robert Reynolds.

DISTRICT MANAGER'S REPORT [Ebenezer Smith]

A status report was presented on the changing Street Cleaning regulations. In partnership with Councilmembers Jackson and Rodriguez, two educational events were held for commercial cyclists.

A copy of the Report is attached to these Minutes.

BOROUGH PRESIDENT'S REPORT [Nina Saxon]

Congratulations were offered to new Board members. Upcoming mandatory orientation session and session on community-based planning were announced. Announcements included 4/24 Denim Day in solidarity with no violence against women and 4/26 Startup City presentation at New York Law School.

PUBLIC SESSION

Ross Frommer, Columbia University Medical Center, presented information on CUMC's GCA Connections on cutting-edge cancer research, starting a series of presentations on 4/30.

Dr Gary Altheim and Noelanni of GDS and Camp Excel presented on their year round programs with teenagers focused on life experiences and wilderness.

Tom Fredericks, Project Manager for Dewberry and Michael Michalek of MNLA presented on proposed 185th Street streetscapes in DOT/DDT plan, highlighting green space increase, increased public circulation, and reconfigured garage entrance.

Jennifer Zarr, Ft Wash Public Library, reported on computer classes for Spanish speakers starting 5/9.

Patrick Norberto informed that the YM/YMHA is sponsor this year for first time of Summer Youth Employment Program. There are an estimated 300 slots available. YM/YMHA is especially trying to identify uptown projects, and is looking for Sandy-related work projects.

Jacob Morris' opposition to NYCHA exemption from ULURP process will be referred to committee.

Inwood resident Leonard Siegfried is generally supportive of restaurants and bars, but opposes license for International Food House [Committee Resolution #5] due to its negative impact on quality of life, open door, and screaming on sidewalk during most middle of night hours (worse on weekend).

Katherine O'Sullivan, co-op representative, supports Licensing Committee recommendation not to grant liquor license to Kon to Euro [Committee Resolution #16]; opposes license for International House [#5]; and recommends against renewal of Vida Sushi license [Committee Resolution #1, related issue @ #20]. Noise is not controlled, and these are not good neighbors.

Leah Holzel of 1825 Riverside spoke to oversaturation of liquor licenses on Dyckman and failure to self-police and to control noise and nuisance. She noted that International Food House [#5] has not controlled sound systems. She opposes new Vida Sushi sidewalk café license [#20] because of doubling of size. She opposes license for Kon to Euro [#16].

Katie Weaver, 22-year resident, reported that International House [#5] restaurant takes no responsibility for its 4 AM and late night crowds. Music and noise carry to 6th floor across the street. She opposes all licensing in the area.

Sheila Massey presented on Feral Cat Initiative, which is linked to Mayor's Animal Alliance. The procedure is trap/spray/neuter, followed by meds. Rat control is a side benefit of cats remaining on streets.

Elizabeth Lorris-Ritter, Hudson Heights Owners Cooperative, presented on a proposed Slow Zone. She also presented on a 5/12 Cornerstone Corral concert.

Kelley Boyd suggested vacant lots in the vicinity of 186/Cabrini and 184/Overlook as potential open space.

Anina Young announced the 5/18 Spring Fair at PS 278 [K-8] on 219th, which raises \$\$\$ for iPads in classrooms.

Steve Simon of the Riverside Oval Association announced the 4/27 celebration at 3:00 of John James Audubon's 228th birthday in the Riverside Oval.

Harlan Pruden, Northeast Two-Spirit Society, provided information on Drums Along the Hudson in Inwood Hill Park from 11:00 to 6:00 on 5/19. It is organized by representatives of NYC's large Native community.

COMMITTEE REPORTS AND RESOLUTIONS

Copies of all Resolutions are attached to these Minutes.

Licensing [Aldemar Diaz, Chair]

Note: When Stipulations have been included in proposed Licensing Committee Resolutions, the Membership is voting on Resolutions with Stipulations included, whether or not the Stipulations have been signed as of April 23, 2013, the date of this General Meeting.

M/S [,] to Call The Question on Licensing Committee Resolutions.

On a 19-19 vote, the Motion did not carry.

Discussion continued until the Chair called for Votes.

1. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premise Liquor License to: Sushi Vida Inc. dba Mama Sushi - 237 Dyckman Street, (bet. Seaman & Broadway.)

Approved 31-4, with 3 abstentions [2 due to Conflict] and 12 absent.

2. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: Locksmith Wine Bar Inc. - 4463 Broadway, (bet. Fairview Avenue & W. 192nd St.)

Approved 36-2, with 12 absent.

3. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: Chavettez Inc. dba No Parking - 4168-4172 Broadway, (bet. W. 176th & W. 177th Sts.)

Approved 37-1, with 12 absent.

4. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: Tipico Dominicano LLC. - 4172 Broadway, (at the corner of W. 177th St.)

Approved 36-2, with 12 absent.

5. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: International Food House Inc. dba International Food House - 217 Dyckman, (corner of Broadway.)

Disapproved 13-24, with 1 Abstention and 12 absent.

6. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: The Element Restaurant Group Inc. dba 181 Cabrini - 854 W. 181st St., (bet. Cabrini & Pinehurst Ave.)

Approved 37-1, with 12 absent.

7. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: Mi Ranchito Mexican Restaurant Inc. - 1458 St. Nicholas Avenue, (at the corner of W. 183rd Street.)

Approved 37-1, with 12 absent.

8. **Resolution To Recommend** the SLA to grant a Renewal of its On-Premises Liquor License to: Floridita Restaurant Uptown #2 Inc. - 3856 10th Avenue, (at the corner of W. 206th Street.)

Approved 37-1, with 12 absent.

9. **Resolution To Recommend** the SLA to grant a Renewal of its Restaurant Wine License to: L' Fonda Inc. - 2023 Amsterdam Avenue, (bet. W. 160th & W. 161st Sts.)

Approved 37-1, with 12 absent.

10. **Resolution To Recommend** the SLA to grant a Renewal of its Restaurant Wine License to: Inwood Local Wine & Beer Garden - 4957 Broadway, (bet. W. 207th & Isham Sts.)

Approved 35-2, with 1 Abstention [due to Conflict] and 12 absent.

11. **Resolution To Recommend** the SLA to grant a Renewal of its Eating Place Beer License to: Elsa La Reyna Del Chicharron Inc. - 1249 St. Nicholas Avenue, (bet. W. 172nd & W. 173rd Sts.)

Approved 37-1, with 12 absent.

12. **Resolution To Recommend** the SLA to grant a New On-Premises Liquor License to: The Heights Restaurant Corp. dba The Heights Restaurant - 203 Audubon Ave., (bet. W. 175th & W. 176th Sts.)

Approved 31-7, with 12 absent.

13. **Resolution To Recommend** the SLA to grant a New On-Premises Liquor License to: Morelia Mexican Restaurant Inc. - 3950 10th Avenue, (bet. W. 211th & W. 212th Sts.)

Approved 32-6, with 12 absent.

14. **Resolution To Recommend** the SLA to grant a New On-Premises Liquor License to: Blue Star 18 Inc. dba La Pinata Mexican Grill - 4934 Broadway, (at the corner of W. 207th Street.)

Approved 30-7, with 1 Abstention and 12 absent.

15. **Resolution Withdrawn**

Copy of Resolution is included in Licensing Committee report.

16. **Resolution To Not Recommend, as amended,** the SLA to grant a New On-Premises Liquor License to: Kon To Euro Caribbean Cuisine Corp. - 261 Dyckman St., (at the corner of Payson Ave.)

Discussion addressed issues of saturation, operating hours, and alternative licensing.

Approved 35-1, with 2 Abstentions and 12 absent.

17. **Resolution To Recommend** the SLA to grant a New On-Premises Liquor License to: La Catrina Mexican Grill Corp. - 3803 10th Avenue, (at the corner of W. 204th Street.)

Approved 35-3, with 12 absent.

18. **Resolution Withdrawn**

Copy of Resolution is included in Licensing Committee report.

19. **Resolution To Recommend** the SLA to grant an Alteration on Premises to: Negro Claro Corp. - 3805 10th Avenue, (at the corner of W. 204th Street.)

A recent incident outside the establishment was discussed and considered, but was not a factor in the Committee recommendation. 34th Precinct noted the establishment's cooperation.

Approved 23-12, with 3 Abstentions [1 due to Conflict] and 12 absent.

20. **Resolution To Recommend** the DCA to grant a New Unenclosed Sidewalk Cafe License to: Sushi Vida Inc. dba Mamasushi - 237 Dyckman Street, (at the corner of Seaman Ave.)

Approved 20-16, with 2 Abstentions [due to Conflict] and 12 absent.

Parks & Cultural Affairs [Harlan Pruden, Chair]

Resolution in Support of Naming New Parkland in Inwood as “Muscota Marsh”

Approved 34-0, with 2 Abstentions and 14 absent or not voting

A written Report was presented, and is attached to these Minutes.

Traffic & Transportation [Yosef Kalinsky, Chair]

Resolution in Favor of Design of Pedestrian Plaza on West 185th Street

Approved 37-0, with 1 Abstention and 12 absent or not voting

Discussion included concern re: accessibility, highlighting choice of schist for paving and inaccessibility of bench. DOT and consultants insisted that this is a preliminary design, and promised that T&T Committee and public will review before installation

Resolution in Support of George Washington Bridge Bicycle Access Improvements

Approved 38-0, with 12 absent or not voting

The Inwood Slow Zone, as previously approved and implemented, will be reviewed this coming month.

A written Report was presented, and is attached to these Minutes.

Housing & Human Services [Richard Lewis III, Chair]

Pre-emptive Resolution on the Need for a Confirmed Withdrawal of a Community Residential Placement Request

Approved 35-1, with 14 absent or not voting

Resolution, as amended re: code compliance, Supporting the Request by Services for the Underserved, Inc. to Establish a Community Residence at 660 West 178th #3D

Approved 30-6, with 14 absent or not voting

Resolution, presented jointly with the Health & Environment Committee, to Protect Rent-Regulated Tenants from Getting an Increase in Their Rent through a Major Capital Increase (MCI) as a Result of NYC Local Laws Mandating Energy Conservation Measures

Approved 33-1, with 2 Abstentions and 14 absent or not voting

A written Report was presented, and is attached to these Minutes.

Land Use [Wayne Benjamin, Chair]

There will be a 5/1 Public Hearing on “What Landmark Designation Means to Building Owners”

A written Report was presented, and is attached to these Minutes.

Business Development [Anina Young, Chair]

Anina Young is the new Chair of the Committee. Pending issues include development of a survey and Public Hearing on commercial rents.

Youth & Education [Fe Florimon, Chair]

Chair acknowledged:

- Javier Trejo, Principal of the Health and Sciences H.S. at George Washington Campus, for student participation in the Y&E meeting;
- Councilmember Ydanis Rodriguez and Staff for table at State of the District Address event; and
- Joe Rogers and CB9M for invitation to their 4/13 Youth Resource Expo.

A written Report was presented, and is attached to these Minutes.

Health & Environment [Steve Simon, Chair]

Please see above for Resolution presented jointly by Health & Environment Committee and Housing & Human Services Committee.

A written Report was presented, and is attached to these Minutes.

Public Safety [Michael Jimenez, Chair]

A written Report was presented, and is attached to these Minutes.

ELECTED OFFICIALS' REPORTS

Senator Perkins' representative, Linda Guy, presented an initiative for convening CB Chairs, Transportation Committee Chairs, and Chairs of Public Housing associations.

Written reports presented by Senator Espallat, Assemblymembers Farrell and Rosa, and Councilmembers Jackson and Rodriguez are attached to these Minutes.

The Meeting was adjourned at 10:20 PM.

Community Board 12 Licensing Committee

Minutes, May 8, 2013

Committee Members Present: Aldemar Diaz, Chair; Rolando Cespedes; Elizabeth Lorris-Ritter; Edith Prentiss; Angela Sanchez; Anina Young

Committee Members Excused:

Committee Members Absent:

CB12 Members Present: Michael Jimenez, Lorenzo McGougan, Richard Lewis, Michael Diaz

CB12 Staff Members Present:

Community Members Present: Pablo Amparo, Ronny Ramirez, Catherine Amparo, Lauren Hepburn, Ella Harris, Osiri Reyes, Irene Jimenez, Carlos Peña, Luis Muñiz, B.L.D., Richard Mejia, Rossy Martinez, Loreto Paulino, Fabiola Gonzalez, R.T., Tara Roulhac, Yolanda Baldwin, Nereida Contreras, Argentina Cruz, Felix Pineda, Lourdes Contreras, Alvino Perez, Haris Radonicic, Louis Ianier, Priscilla Cuevas, Jose Sarroca, Altagracia Tejada, L. Carla Reyes, M. Rodriguez, Martin Collins (Office of Council Member Robert Jackson, Yokarina Duarte (Office of Council Member Ydanis Rodriguez), F. Aristy, Angel Tejada

A. Welcome and Opening Remarks: Aldemar Diaz, Committee Chair, welcomed everyone to the meeting. Aldemar explained the new procedures that the Committee will be following: In the interest of efficiency, the hearing process for renewal applications will be swifter than usual if the method of operation has not changed and there are no complaints from the Police Department or the community.

B. State Liquor Authority Renewal Licenses

On-Premise Liquor License

1. 1218 M&M Bar & Grill Inc. - 1218 St. Nicholas Avenue, (at the corner of W. 171st Street.)

Owner/Representative	Patricia Melendez, Owner; Ramon Medrano, Representative
Type of Establishment	On premise liquor – bar only (no food)
Hours of Operation	12pm-4am, last call at 3am
Tables/Chairs	5 tables, 25 chairs & bar counter
Music	Juke box w/sound governor
Security Cameras	8 (all inside)
Security Personnel	None
ADA Compliant?	Yes
Employees	2
Capacity	30

Emergency Exits	2 (front door & rear exit)
Restaurant Letter Grade	N/A
33rd Precinct	No objection
Community Comments	None
Stipulations	Signage is posted asking patrons to limit noise level and to be respectful of neighbors, both in English & Spanish.
Notes	There have been no changes to this business' method of operation.
Vote	Committee: 6-0-0; Board: 3-0-0

2. Don Pancholo Restaurant Corp. dba El Presidente - 3938 Broadway, (at the corner of W. 165th Street.)

Owner/Representative	Luis Munoz, owner; Irene Jimenez, Manager
Type of Establishment	Hispanic restaurant
Hours of Operation	Open 24 hours a day. Mon-Sat, liquor is served at 9am; Sundays at 12pm
Tables/Chairs	120 chairs, 28 tables
Music	Jukebox, karaoke, with sound governor
Security Cameras	16 inside & outside
Security Personnel	15 State Licensed security personnel
ADA Compliant?	Yes
Employees	30
Capacity	
Emergency Exits	4 doors – 3 open to Broadway, 1 opens to an alley on the side
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	None
Stipulations	None
Notes	No change in method of operation
Vote	Committee: 6-0-0; Board: 3-0-0

3. 524 Villa Riva Corp. dba Los Compadres Restaurant - 524 W. 207th Street, (bet. Post & Sherman Aves.)

Owner/Representative	Pablo Amparo, Owner
Type of Establishment	Dominican restaurant
Hours of Operation	3:30pm-4am, last call at 3:45am
Tables/Chairs	31 tables, 74 chairs
Music	Juke box, ipod w/sound governor

Security Cameras	12 (10 inside, 2 outside)
Security Personnel	2, state licensed
ADA Compliant?	In progress
Employees	4
Capacity	74
Emergency Exits	1
Restaurant Letter Grade	N/A
34th Precinct	No objection
Community Comments	None
Stipulations	Owner will meet with the 34th Precinct and the Councilmember. The owner will put up bilingual signage requesting patrons to be respectful of noise levels and the neighbors.
Notes	Renovations are presently occurring. Upon completion, only hours of operation will change (last call will be at 3:45am) and business will be ADA compliant. Expected date of re-open is by Memorial Day weekend.
Vote	Committee: 6-0-0; Board: 3-0-0

4. Harger Donut Shop Inc. dba Coral - 3801 Broadway, (at the corner of W. 158th Street.)

Owner/Representative	The owner of this business, who was NOT required to attend this renewal hearing, was not present.
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	
Community Comments	
Stipulations	
Notes	
Vote	Committee: 6-0-0; Board: 3-0-0

5. 839 W. 181 Food Inc. dba LE CHEILE - 839 W. 181st Street, (bet. Cabrini Blvd & Pinehurst Ave.)

Owner/Representative	Dermot Burke, Owner
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Type of Establishment	American bar & restaurant
Hours of Operation	Open hours: 10am-3am, last call at 2:45am. They often close earlier.
Tables/Chairs	13 tables, 40 chairs, all indoors
Music	Live singer once a month
Security Cameras	Security cameras inside and outside
Security Personnel	1, on busy nights
ADA Compliant?	Yes
Employees	16
Capacity	74
Emergency Exits	5 exits, on 181st Street and Cabrini Boulevard
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	No comments from elected officials. Elizabeth Porter lives across the street and says that the manager (Willie) is always welcoming to her calls. She commends their operation saying they are wonderful neighbors.
Stipulations	None (As requested by the Committee, they presently have signage asking patrons to be respectful of noise levels and the neighbors.)
Notes	
Vote	Committee: 6-0-0; Board: 4-0-0

6. Carnival Latin Bistro Corp. dba Altus Cafe - 4325-4327 Broadway, (bet. W. 184th & W. 185th Sts.)

Owner/Representative	Angel Tejada, owner
Type of Establishment	Latin restaurant
Hours of Operation	4pm-2am, last call at 1:30 weekdays; 4pm-4am, last call at 3:40 Friday & Saturday
Tables/Chairs	30 tables, 60 chairs inside, 10-15 tables, 20-30 chairs outside
Music	Jukebox & live music
Security Cameras	16 inside & out
Security Personnel	2, state licensed
ADA Compliant?	Yes
Employees	20
Capacity	100
Emergency Exits	2 (on Broadway & in basement towards rear of building)
Restaurant Letter Grade	
34th Precinct	No objection

Community Comments	<p>Richard Lewis (CB12 member) asks that a sound meter be used.</p> <p>CB12 Chairman George Fernandez spoke saying he passed by with a group of people recently on a weeknight at about 11pm and the glass doors were shaking and the level of music was so loud that he could hear it from the garage nearby, where the windows were shaking. He asked that they be considerate of the upstairs neighbors.</p> <p>Liz Ritter expressed concern about the parking. The owner said that they constantly ask the car services to not stay in front.</p> <p>Edith Prentiss has spoken to "the guy at the door" and asked that the sound be lowered.</p> <p>Martin Collins said that his office has received noise complaints. He says it is imperative that the evenings with special events, the sound be monitored.</p>
Stipulations	Sound proofing and a sound governor to be installed. A sound engineer will visit the establishment and the recommendations of the sound engineer will be followed, with a copy of the recommendations be forwarded to the Committee.
Notes	
Vote	Committee: 6-0-0; Board: 3-1-0

7. 21 Bar Corp. - 4318 Broadway, (at the corner of W. 184th Street.)

Owner/Representative	Felix Pineda, Representative
Type of Establishment	Bar
Hours of Operation	9pm-4am, 7 days a week
Tables/Chairs	19 chairs
Music	Juke box w/sound governor
Security Cameras	None
Security Personnel	None
ADA Compliant?	Entrance only
Employees	5
Capacity	25
Emergency Exits	1
Restaurant Letter Grade	N/A
34th Precinct	No objection
Community Comments	None
Stipulations	None

Notes	
Vote	Committee: 6-0-0; Board: 3-0-2

8. New York Restoration Enterprises Inc. dba New Leaf Cafe - 1 Margaret Corbin Drive, (Inside Ft. Tryon Park.)

Owner/Representative	The owner of this business, who was NOT required to attend this renewal hearing, was not present.
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	
Community Comments	This business is not currently ADA-compliant; Edith Prentiss explained that tables are placed blocking the walkway leading to the back entrance in the patio, which is the only entrance that accommodates wheelchairs. She has spoken to Jennifer Hoppa from the NYC Parks Department, and Jennifer spoke to the restaurant but Aldemar Diaz has confirmed that the situation has not changed as of May 19. Liz Ritter said that the restaurant is often closed for private functions and feels there is an obligation because it is in the park.
Stipulations	N/A
Notes	
Vote	Committee: 6-0-0; Board: 4-0-0

9. Lucky Seven Restaurant & Bar LLC - 1447-1457 St. Nicholas Avenue, (at the corner of W. 183rd Street.)

Owner/Representative	The owner of this business, who was NOT required to attend this renewal hearing, was not present.
Type of Establishment	
Hours of Operation	
Tables/Chairs	

Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	The office of Council Member Ydanis Rodriguez has expressed interest in meeting with the applicant, who was not present.
Stipulations	N/A
Notes	
Vote	Committee: 5-1-0; Board: 4-0-0

Restaurant Wine License

10. La Estufa Inc. - 5025-5035 Broadway, (at the corner of W. 215th Street.)

Owner/Representative		
Type of Establishment		
Hours of Operation		
Tables/Chairs		
Music		
Security Cameras	The owners of this business, who are NOT required to attend renewal hearings, were not present.	
Security Personnel		
ADA Compliant?		
Employees		
Capacity		
Emergency Exits		
Restaurant Letter Grade		
34th Precinct		No objection
Community Comments		
Stipulations		

Notes	Although the owners were not present to discuss this application, it was brought to the Committee's attention that the name and ownership of the business has changed and that there are now three owners, one of whom is the owner of Mimosa night club, which has been problematic in the past. Construction was also done in the establishment, which, by expanding into a mezzanine accessible only by a spiral staircase and moving the entrance, makes it less accessible to the disabled, despite this Committee's request that the owner work to make it more accessible. These types of changes typically require SLA approval of an application for a corporate license change, which they made last year, and which was opposed by the Community Board and rejected by the SLA, given the closure and seizure of the business by the City Marshall due to the sale of alcohol to minors.
Vote	Committee: 0-5-1; Board: 0-3-0

11. 181 Restaurant Corp. dba Hudson View Restaurant - 770 W. 181st Street, (at the corner of Ft. Washington Ave.)

Owner/Representative	The owner of this business, who was NOT required to attend this renewal hearing, was not present.	
Type of Establishment		
Hours of Operation		
Tables/Chairs		
Music		
Security Cameras		
Security Personnel		
ADA Compliant?		
Employees		
Capacity		
Emergency Exits		
Restaurant Letter Grade		
34th Precinct		No objection
Community Comments		
Stipulations		
Notes		
Vote	Committee: 5-0-1; Board: 2-0-1	

12. Little Apple Ltd. - 537 W. 207th Street, (bet. Post & Sherman Aves.)

Owner/Representative	España Aristy
Type of Establishment	Health food restaurant

Hours of Operation	10:30am-9pm, Monday-Saturday (Closed Sunday)
Tables/Chairs	28 chairs, 14 tables
Music	Internet
Security Cameras	2 outside, 6 inside
Security Personnel	None
ADA Compliant?	Yes
Employees	4, part-time
Capacity	
Emergency Exits	1 on 207 th Street, 2 leading to yard behind building
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	None
Stipulations	None
Notes	
Vote	Committee: 6-0-0; Board: 4-0-0

13. Cristina & Rachel Restaurant Inc. dba Cristina Restaurant - 179 Audubon Avenue, (at the corner of W. 174th.)

Owner/Representative	Angelo Garcia, Manager.
Type of Establishment	"Spanish Dim-Sum"
Hours of Operation	4pm-4am, last call is 3:45am Fri & Sat. 4pm-2am, last call is 1:45am.
Tables/Chairs	11 tables, 35 chairs
Music	Jukebox w/sound governor
Security Cameras	In process of installing two security cameras.
Security Personnel	1 NYS licensed security personnel.
ADA Compliant?	No
Employees	4
Capacity	45
Emergency Exits	1
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	None
Stipulations	Owner will put up a sign asking patrons to be respectful of noise level and the neighbors.
Notes	
Vote	Committee: 6-0-0; CB12: 4-0-0

C. NYC Department of Taxi & Limousine Commission Renewal of Livery Car Base License:

14. Reyno Car Service - 199 Audubon Avenue, (bet . W. 175th & W. 176th Sts.)

Owner/Representative	Donald Amador, representative.
Number of Cars	65
Parking Arrangements	65 spaces in nearby lot owned by Central Parking.
Hours of Operation	24/7
Security Cameras	1 inside, 1 outside
ADA Compliant?	They have a contract with the Vega company for accessible cars.
33rd Precinct	No objection
Community Comments	None
Stipulations	None
Notes	The management asks its drivers to not hang out around the base.
Vote	Committee: 6-0-0; Board: 4-0-0

15. Seaman Radio Dispatcher, Inc. - 4020 10th Avenue, (bet. W. 214th & W. 215th Sts.)

Owner/Representative	Miguel Duarte, President.
Number of Cars	305 cars in operation.
Parking Arrangements	Parking on 10th Avenue (216th Street), another one about Post & 10th.
Hours of Operation	24/7
Security Cameras	
ADA Compliant?	Co-owners working with new company to establish contract for accessible cars; details & a contract have not been worked out.
34th Precinct	No objection
Community Comments	None
Stipulations	None
Notes	
Vote	Committee: 6-0-0; CB12; 4-0-0

D. State Liquor Authority New Applications:

On-Premise Liquor License

16. OP Prime Inc. dba Cloud 9 - 1952 Amsterdam Avenue, (at the corner of W. 157th Street.)

Owner/Representative	The owner of this business, who was required to attend this renewal
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Type of Establishment	<p>hearing, was not present. As a matter of policy, the Board automatically opposes any application for a new license when the applicant does not appear before the Licensing Committee.</p>
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	
Community Comments	
Stipulations	<p>Martin Collins: There have been numerous complaints and as a result been a strain on the NYPD. There is no fire-proofing. There is an illegal staircase. The structural integrity of the building has been compromised. The landlord also owes the city at least \$37,000 in penalties for violations issues on 9 different occasions.</p> <p>Richard Lewis: The Commissioner of Buildings has ordered this location to be shut down due to an illegal mezzanine, exposed ceiling joists, lack of fireproofing, One cannot continue to come back applying for the same license after being repeatedly denied.</p> <p>A local resident asked that we continue to deny a license to that space as there has been noise non-stop coming from there in the past.</p> <p>A petition with approximately 135 signatures of local residents was presented to the Committee, asking that the application be denied, citing many arrests, illicit activity, underage drinking, SLA fines and license revocations, nuisance abatements, noise, traffic congestion, illegal parking, a shooting, proximity to schools, nursing homes and churches.</p> <p>Yvonne Stennett of Community League of the Heights e-mailed the Board to reiterate the group's opposition to the application.</p>

Notes	This applicant has submitted an application to the Licensing Committee in January, February and April of this year, withdrawing it from consideration each time. This is the fourth time the application has been voted on by the Committee.
Vote	Committee: 0-6-0; CB12: 0-3-0

Eating Place Beer License

17. La Zona Enterprises Inc. - 284 Audubon Avenue, (at the corner of W. 178th Street.)

Owner/Representative	The owner of this business, who was required to attend this renewal hearing, was not present. As a matter of policy, the Board automatically opposes any application for a new license when the applicant does not appear before the Licensing Committee.
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	
Community Comments	
Stipulations	
Notes	
Vote	Committee: 0-6-0; Board: 0-3-0

18. El As de Espada - 3868 10th Avenue, (at the corner of W. 207th Street.)

Owner/Representative	Herminio Perez, owner; Ari Taveras, representative
Type of Establishment	Mexican restaurant
Hours of Operation	Sunday-Wednesday, 5am-1am, Thursday-Saturday, 6am-4am
Tables/Chairs	10 tables, 40 chairs, 21 bar stools
Music	iPod
Security Cameras	None
Security Personnel	None
ADA Compliant?	First floor only
Employees	3
Capacity	75
Emergency Exits	2 on first floor
Restaurant Letter Grade	

34th Precinct	Maintains opposition expressed in December of 2012
Community Comments	Council Member Rodriguez is opposed to the application.
Stipulations	TIPS training for all present and future employees; ceasing service of alcohol at 2am, Thurs, Fri, and Sat.; meet with 34 th Precinct and Councilman Rodriguez and comply with any request made at the meeting.
Notes	
Vote	Committee: 5-1-0; Board: 1-1-0

E. NYC Department of Consumer Affairs New Application:

Unenclosed Sidewalk Café

19. 164 Broad Corp. dba Heights Tavern - 3910 Broadway, (at the corner of W. 164th Street.)

Owner/Representative	Method of operation unchanged since March 2013	
Type of Establishment		
Hours of Operation		
Tables/Chairs		
Music	40 tables & 80 chairs outside	
Security Cameras	None outside	
Security Personnel	Method of operation unchanged since March 2013	
ADA Compliant?		
Employees		
Capacity		
Emergency Exits		
Restaurant Letter Grade		
34th Precinct		No objection
Community Comments		None
Stipulations	None	
Notes		
Vote	Committee: 5-0-0; Board: 2-0-0	

F. New Business / Adjournment

HEALTH & ENVIRONMENT COMMITTEE MINUTES – May 2, 2013

COMMITTEE MEMBERS PRESENT: Steve Simon (chair), David Kach, Elizabeth Lehmann, Beatrice Hall (Public Member). **ABSENT:** Edgard Nau, Raybblin Vargas (Public Member)

OTHER BOARD MEMBERS PRESENT: Wayne Benjamin, Juan Mejia.

GUESTS: Victor Carrillo, Lisa Ramrop, Kathy Preston and Julio Batista, NY-Presbyterian Hospital; Sandra Harris, Columbia University Medical Center; Madeline Knaup, NYC Clean Heat; Ronald Chavez, CUNY Journalism School.

S. Simon, chair, called the meeting to order at 7:15 p.m. and introduced the committee members.

1. New York-Presbyterian Hospital Community Service Plan – Victor Carrillo, Director, Community Health Research & Development, gave the following presentation:

- The hospital's community service plan, which covers all its campuses (168th Street, Allen, Cornell and Westchester), is being revised. All not-for-profit providers in the Medicaid program have to submit plans to the state, including a three-year action plan with updated priorities. It will be submitted in November.
- The community served by the hospital includes Manhattan, Bronx, Kings, Queens and Westchester.
- The last plan led to developing specific programs for Washington Heights-Inwood.
- The goals are to provide better care, measurably improve health, contain and reduce costs.
- Preliminary findings at this point – still reviewing and analyzing data (all self-reported):
 - Health status (people 18 years or older) has basically stayed the same. In 2008, 25.2% said their health was fair or poor. In 2011, the figure was 25.3% -- slightly higher than citywide figures.
 - Residents with no personal doctor: 26.2% in 2008, 31.3% in 2011 – almost double citywide figures.
 - Uninsured residents: 20.4% in 2008, 19.4% in 2011 – higher than NYC as a whole
 - Obesity: 29.1% in 2008, 19.8% in 2011 – lower than NYC as a whole
 - Diabetes: 10.4% in 2008, 6.1% in 2011 – lower than NYC as a whole
 - Asthma: 15.5% in 2008, 9.3% in 2011 – lower than NYC as a whole
 - Depression: 17.7% in 2008, 14.9% in 2011 – higher than NYC as a whole
- Have to select two of five statewide priority areas for the three-year plan:
 - Prevent chronic diseases
 - Promote health and safe environment
 - Promote healthy women, infants and children
 - Promote mental health and prevent substance abuse
 - Prevent HIV, STDs, vaccine-preventable diseases and associated infections
- The hospital does work in all five areas and will include them as an appendix to the plan.
- Will be doing interviews with stakeholders besides looking at the data.

S. Simon: How can we be sure the plan reflects the priorities for Washington Heights-Inwood?

V. Carrillo: The patients in WH-I are a prime focus. More than half of NYPH's beds are located at Milstein, the Morgan-Stanley Children's Hospital and the Allen Hospital.

V. Carrillo offered to return to the committee in September when the plan is more fully developed to make a more detailed presentation. S. Simon offered to have CB 12 help in doing outreach.

2. Update on NYC Clean Heat Program – Madeline Knaup, Account Manager for Upper Manhattan, reported that 1,200 buildings have converted to cleaner fuels so far, removing 150 tons of particulate matter from the city's air and decreasing soot by 25% -- halfway to the Mayor's goal of a 50% reduction. This should help reduce the incidence of asthma. There are 2,000 more buildings in the pipeline. The City issued a Request for Qualifications for contractors and oil suppliers who would provide incentives for converting to #2 oil, such as group discounts for buildings. NYC Clean Heat is working with HDFCs (low-income coops). WEACT will be holding workshops for tenants on reducing their energy footprint. Working with neighborhood and tenant associations.

W. Benjamin: It cost my building (800 Riverside Drive) \$200,000 to convert to a dual gas/#2 oil system, including \$60,000 to pay for Con Ed to bring in a gas line. The NY State Energy Research and Development Authority (NYSERDA) provided grants covering 80% of costs up to \$175,000, but it quickly ran out of funding.

M. Knaup: There is a large up-front cost in converting to natural gas, but most buildings break even in five years. When converting from #6 to #4 or #2 oil, you usually don't have to replace equipment, only have to make upgrades.

S. Simon: CB 12 passed a resolution last month regarding potential Major Capital Improvement rent increases resulting from conversions. It would be a good idea if NYC Clean Heat also addressed the issue.

M. Knaup: Rent increases were a concern for the program in the early stage.

W. Benjamin: The Community Preservation Corp. could model a grant program after the weatherization program to prevent rent increases. Landlords would contribute toward the costs.

3. **Columbia University Medical Center** – Sandra Harris, Assistant Vice President, Government & Community Affairs, reported as follows:

- The first GCA Community Connections seminar was held on Tuesday at the Herbert Irving Cancer Research Center. The purpose of the series is to provide information about critical research to lay audiences. The next one will be held in September.
- The third Project Medical Education day will be held this summer. Community leaders are invited to spend a day at the Medical Center visiting various departments to learn about the work being done there.
- CUMC will have 150 local kids from the Summer Youth Employment Program (SYEP) working on different projects during the seven-week program. It provides a career path in the health sciences; some of them come back and are hired years later.
- The Greenmarket on Fort Washington Avenue and W. 168th – 169th Streets is returning on May 28 and will be there every Tuesday through the fall. It will include an employees' talent show and dancercise program.

4. **NY-Presbyterian Hospital** – Julio Batista, Director of Community Affairs, reported as follows:

- Held two successful health fairs. 68 artists were screened at the one held in conjunction with the Northern Manhattan Arts Alliance on April 13. The other one was held at the Farrell Community Health Center on W. 158th St. on April 25.
- Free skin cancer screenings will be held at the Herbert Irving Pavilion and at 51 W. 51st St. on May 16.
- CHALK and Council Member Jackson are sponsoring a forum on healthy food options at the Children's Hospital on May 16.
- The Mayor's preliminary FY 2014 budget eliminates \$775,000 in funding for four school-based health centers, including one operated by NYPH at the Percy Sutton Educational Campus on Edgecombe Avenue & W. 135th Street. Last year funding was cut for the center run by NYPH at the Thurgood Marshall Academy on Lenox Avenue & W. 135th Street, and NYPH absorbed the cost to keep it open. The hospital will not be able to do that again. He asked the committee to pass a resolution in support of restoring the budget cut. After some discussion, the committee voted to approve a resolution by the following vote:

Committee Members	4-0-0-0
Other Board Members	1-0-0-1

5. **Isabella Geriatric Center** – Betty Lehmann, Director of Marketing & Communications, reported as follows:

- The Bridge to Home program, which includes NYPH and St. Luke's Hospital, started yesterday. It provides support to discharged patients to prevent re-hospitalizations. 10 staff have been hired; goal is to hire 20. Hope to serve 1500 patients in two years. Make sure they have a doctor, Meals on Wheels, resources, medical equipment. Focus on renal disease, asthma, heart attacks, pneumonia, congestive heart failure, diabetes.
- Usually have 90-100 SYEP youths and have had very good results. They work in administration, finance, marketing, day care, etc. and organize a festival for the residents every summer.
- The ventilator-dependent care unit is now expanding to 30 beds and will be up to 36 beds in the next couple of months. It's the only such facility in Manhattan.

- Ten students out of 25 applicants from Washington Heights-Inwood and Marble Hill were chosen for the McFadden scholarships. The dinner will be held on May 16.
 - The WH-I Council on Aging has updated its directory of services and sent it to the printer.
6. **Old Business** – S. Simon reported that the NY State Department of Environment Conservation said it would send a response next week to the comments submitted by CB 12 concerning the cleanup plan for the brownfield (former gas station) at Broadway and Nagle Avenue.
 7. **New Business** – S. Simon reported that the Mayor announced the largest expansion of the City's recycling program in 25 years: all "rigid plastics" will be collected for the first time, including toys, hangers, shampoo bottles, yogurt cups and carry-out containers.

The meeting was adjourned at 8:54 p.m.

Respectfully submitted, Steve Simon.

Community Board 12 Manhattan
Minutes of the Housing and Humans Services Committee Meeting - May 2nd, 2013
Board Offices - 711 West 168th Street New York, NY 10032

Committee Members (5): Richard Lewis, Chair, Ellen Kackman, Jay Mazur, Alyce Smith, and Aylisha Olgilvie.

Absent (1): Angelo Ortiz.

Board Members (3): George Fernandez, Obie Bing, and Steve Simon.

Public Member (1): Christina Burgess

Guests (1): Madeline Knaup (NYClean Program).

Staff (1): Rafael Iglesias.

Note: A quorum was present throughout the meeting.

The meeting was called to order by Richard Lewis, Chair at 7:27pm. It was announced that the committee would be later during the meeting getting an update from Madeline Knaup from the NYClean Program. The Chair attended several real property meetings: The Annual Co-op and Condo Show at the Hilton Hotel and the Annual BuildingsNY Show at the Javits Center. Each Committee members received copies of the Buildings NY Resource Guide that lists information on the show's exhibitors, programs, and workshops

Discussion on a FOIL Resolution to Expedite Obtaining HPD Code Violation Data.

A working draft resolution to initiate a FOIL request to obtain a code violation data summary report in digital format on a very few dataset or indices for all zipcodes in CD12M was brought up for discussion. The issue is to obtain more accurate data on potentially physically distressed properties before an emergency is brought before the board, the electeds or the media. At a previous HHS Committee meeting lists such as the 2013 Worst Landlord's list, a cumulative list of buildings in the Alternative Enforcement Program, and finally a two year list of HPD's Proactive At Risk Properties showed no cross linkage of these kinds of properties needed for remediation. In fact, a random search of a few buildings in our community district and on the HPD Code Violations website led to the discovery of several properties with hundreds of violations that need improvement and none were listed on any of the other lists. For example, 601 West 165th Street had over 200 violations at the time.

It was the chair's general feeling that some form of data analytics would do a better job of discovery, forecasting, and reduce the chances of the hidden leakage of buildings with high violations under HPD's current reporting system.

The design is simple: Instead of weighing in through pages of narrative of the history individual violations that is present on each building search in HPD's online code violation report, what is needed and can be extracted since it is already present online are individual summaries of the number of each violation classes (A,B,C) per building. The arbitrary point of significance will be if the total number of violations is building with total violations greater or equal to 100 and since buildings vary in size the number of 'C' Class violations greater than or equal to ten (10) was selected. These will become our independent or test variables. The dependent or control variables will be individual zipcodes, building addresses, and owners/managing agents names and address.

At present on the HPD website it is only possible to do searches building by building or individual searches to obtain a lengthy list of these violations and to copy them by hand as this information is displayed in an image format. The idea then is to obtain the summary or a number for these datasets that are already there. HPD's reporting system is the same one that has been used in the "green bar" paper days, before personal computing and the internet.

What has happened to date and why a FOIL resolution is now being presented is that this information was requested in a memo to HPD in February 21st, 2013 and there has been only one response after they were contacted recently. The resolution was drafted because HPD's recent and only response indicated that we would not be getting this information in a timely manner. There was no explanation for the continued delay.

After this introduction to the reasoning behind this resolution members of the committee raised several questions – do we need this information or the data, do we need to set some goals in advance of what the data may present, or are we prejudging the data itself in terms of how many buildings we expect to capture from this limited screening.

Without having the data at hand this argument was like setting up a straw man, a common fallacy used to get predictive results. So what we can and cannot do or what we will or will not find is something that is entirely speculative. Perhaps a small pilot study or small random sample size is needed as a test. We do not know if there will be more than one case for every thousand of buildings selected or many more cases for every thousand of cases selected.

One reason offered for the community board obtaining these kinds of lists is that it makes us more proactive for our residents and owners. It was suggested that the list could be sent to the electeds for action or the board might publish the list on its website or released to the media. This is exactly what is happening with publishing the NYClean List of buildings with high pollution emissions. It is a spreadsheet on line that can be downloaded, sorted, and graphed.

Other examples are virtual Google© type mapping and drill down data from it, such as 311 Online Service Request Map that show clusters of complaint calls <http://www.nyc.gov/apps/311srmap/> These efforts are part of data analytics and infographics efforts that is in vogue for urban planning today gives core information in one screen.

It was also suggested that we do not have the resources to do much of anything. But, that is why we are requesting HPD to supply us with this information as a city agency so it can be released to those buildings that are affected. Consequently we would become enablers rather than activists on this issue. Since the information will be in digital form a spreadsheet is more than sufficient for sorting and producing graphic displays. The list could be updated on a six month basis or shorter intervals a gauge can be produced on all these ‘buildings in need of improvement’ to see if these violations are corrected in a timely fashion and or if any of the parties need help in resolving their building/apartment issues. The eventual outreach mechanism need not be discussed at this time since securing the data is the primary issue.

Since the discussion began to move into peripheral matters such as claimed certifications of repairs and violations, the resolution was tabled for more discussion at a later time and a rewrite with more justifications. Given that outcome the committee voted on a motion to have the Board’s Chair once again make a formal request to HPD and write a stronger letter to HPD. **Motion passed (Yes-No-Abst): Committee Members (6-0-0), Board Member (1-0-0), and Public (1-0-0)**

Update by Madeline Knaup on NYClean Program in CD12.

Madeline Knaup expressed thanks for CB12M’s passage of a resolution urging building owners in our district to follow the NYC energy mandates for fuel oil and convert from #6 fuel oil to either #4, #2, gas or solar. The resolution originated from the work of both the HHS Committee and the Health and Environment Committees last month. Her updated report included the following information:

- *There are a large number of buildings (several thousands) that still have not converted and using #6 fuel oil.*
- *Program was started to phase out #6 and #4 heavy heat oils some 1200 buildings converted which equals 150 tons of particulate matter which is the equivalent to taking 800,000 cars off the road.*
- *NYC Clean is trying to reduce 50% of the city’s pollution; right now it’s at 25% - Clean heat means clean energy*
- *Most fuel oil conversions do not require new equipment to be upgraded, but an owner’s application for an major capital improvement rent increase (MCI) for replacing equipment might be used as a pass-along to tenants.*
- *NYClean might to provide information on funding sources for multifamily buildings Set up finance to help*
- *There will be a new listing every month of high polluters in our community who may not have converted from #6 oil or who at #4 s=till have particulate emissions. Since it is listed in digital format in a spreadsheet the community board can rank the list from worst to lest worst.*
- *Since the buildings in our community district are old that in itself can bring about a different set of problems*
- *Some oil tanks may made need specials inspections and cleaning before a fuel conversion from #6 as residues from years of #6 might remain as a contaminant. Gas can be problematic and expensive – chimney cleaning is an essential component when switching*

Discussion and Resolution on the proposed Rent Guidelines Board rent increases.

The new proposed rent increase ranges from the April 30th, 2013 hearing of the Rent Guideline Board (RGB) was presented to committee members for discussion. The need to act now was due to the fact the RGB will make a final decision on June 20th and before the June general meeting of CB12M full board. The deadline for submitting comments and or testimony will be June 17th.

The immediate discussion was focused on whether the committee wanted to draft and pass a resolution and take a stand on either approving a lower increase, suggesting another level for an increase or push for no rent increase. This would include vacancy allowances as well. Others felt rent would be excessive; still others wanted a moratorium on increases and none of the proposed ranges were acceptable either. Many studies have shown that the alarming rates of 38% of the City's existing rental units have made them unaffordable to middle-income New Yorkers. And given the high number of rent stabilized units in our community where the low median income to high rent ratio of our residents this reality overcomes all other evidence and supports the fact that any increase would be a heavy and continued burden placed on our residents and affordability a motion in concept was offered to draft a resolution stating that no rent increase or vacancy allowances are now justified.

Tables extracted from several recent reports were presented as well as information from reports used by the Rent Guidelines Board and will be considered in writing a resolution:

Independent Research Reports and Tax Codes

- ▶ **FACT BRIEF: Rent Stabilization in New York City (Released 04/19/2012): www.furmancenter.org**
- ▶ **RENTS THROUGH THE ROOF! -A Statistical Analysis of Unaffordable Rents in New York City *(Released: 09/19/2012): www.comptroller.nyc.gov**
- ▶ **OUT OF REACH 2013 (Released 03/11/2013) - National Low Income Housing Coalition <http://nlihc.org/oor/2013>**
- ▶ **IRS Publication 527 - RESIDENTIAL RENTAL PROPERTY (Released: 01/03/2013 - Cat. No. 15052W) : www.irs.gov**
- ▶ **NYSTAF Publication 862 - SALES AND USE TAX CLASSIFICATIONS OF CAPITAL IMPROVEMENTS AND REPAIRS TO REAL PROPERTY: www.tax.ny.gov/pdf/publications/sales/pub862.pdf**

Rent Guidelines Board Reports (Using Data up to 2012)

- ▶ **2013 Price Index of Operating Costs (Released 4/18/2013)**
 - ▶ **2013 Income and Expense Study (Released 4/18/2013)**
 - ▶ **2013 Income and Affordability Study (Released 4/4/2013; Revised 4/12/2013)**
 - ▶ **2013 Mortgage Survey Report (Released 3/14/2013)**
- See: <http://www.nycrgb.org/html/research/cresearch.html>

The motion passed with a friendly amendment on the median income and the devastating effects any rent increase would have on residents of our community, who pay over 50% of their income in rents. None of the RGB reports directly reflects this fact in our community district. In the RGB forty-five (45) year history there has never been a 'no rent increase' order so the resolution needs to be written with the strongest evidence and rationale to support such a change. It was the general hope that this resolution would serve as a magnet for other community boards and housing advocacy groups to support it or craft similar ones. **Motion Passed (Y-N-Abst): Committee Members: (5-0-0); Board Members (3-0-0) Public: (1-0-0).**

Due to time constraints and no other parties present the chair tabled the discussion on NYCHA and the NYC DOB new licensing procedures for Elevator Technicians.

Adjournment.

Meeting adjourned at 9:33pm.

Respectfully Submitted by Alyce Smith,
Parts rewritten and edits made by Richard Lewis – May 2nd, 2013

Land Use Committee - Meeting Minutes

May 1, 2013

Committee Members Present

Wayne Benjamin, Chair
James Berlin
Dulce Bueno
Tamara Rivera

Committee Members Absent

Steve Simon
Anita Barberis, Asst. Chair
Isaiah Bing

Board Members Present

Jason Miller
Ayisha Oglivie
Elizabeth Lehman

Public Member Present

Vivian Ducat

Public Member Absent

Staff:

Guests: Rita Gorman, Karl Johnson, Pat Courtney, Irving Daniel, Sherry Mazzocchi – Manhattan Times, Annice Alt, Albelisa Kemp, Alisan Boles, Damian Brady, Joyce Holland, Raulito Martinez, Jeff Dugan

1. The Meeting was called to order at 7:15 PM. Land Use Committee (“Land Use” or the “Committee”) Chair Wayne Benjamin began the meeting by welcoming committee members and guests. He stated that no new information has been received concerning Quadriad’s proposed Tryon Center development project.
2. Community resident, Pat Courtney made brief comments related to the exploration of potential historic districts in Inwood that was undertaken as part of the Historic Districts Council’s “Six to Celebrate” initiative. She advised that I.S.52 is a potential candidate for designation as an individual structure. The school was not considered at the time the Inwood historic districts study was underway.
3. Jennifer Fernandez, Director of Intergovernmental and Community Relations, NYC Landmarks Preservation Commission (LPC) made a presentation entitled “What Landmark Designation Means to Building Owners”. Ms. Fernandez stated the LPC is one of the smallest city agencies. It was created to enforce NYC’s landmarks preservation law, which was enacted in 1965 in response to the demolition of Pennsylvania Station and to-date, has approved over 31,000 historic designations in the five boroughs, including 1,300 individual building, 115 interior landmarks, 10 scenic landmarks, 109 historic districts and 19 historic district extensions.

To be considered for historic designation a building or other structure must be at least 30 years old and have cultural, historic or architectural significance, or a combination thereof. Interior landmarks must be open to the public, scenic landmarks must be city-owned and historic districts must have a unique sense of place.

In Washington Heights and Inwood there are three historic districts, 20 individual landmarks, one scenic landmark (Fort Tryon Park) and one interior landmark (the Morris-Jumel Mansion).

Ms. Fernandez discussed the designation process and noted that landmark designation supersedes zoning. She stated that once a building is calendared for review by LPC, meaning it is under consideration for designation but not yet designated, the Building Department (DOB) will require a building owner to consult with LPC before it will issue a permit. Once a building is designated a building owner must submit plans to LPC and obtain a certificate of appropriateness before DOB will issue a permit.

Historic designation generally regulates only the exterior of a building - what is visible from the street. Changes can be made to the exterior of a designated building, but a building owner must

determine and reference the historic appearance of the building in their application to LPC and obtain LPC's approval. Sources of photos that can be used to help determine a building's historic appearance include the LPC designation report and tax photos available through the Municipal Archives. LPC also has an on-line row house manual.

Ms. Fernandez stated that LPC uses a one-page application that can be filed by the building owner; it does not need to be filed by an architect or engineer. There is an on-line permit application tool that provides guidance on everything a building owner needs to know about work on/in a designated building. LPC approval is required for almost all work performed to a designated building. LPC staff can approve 95% of alteration applications. When proposed alteration work does not conform to LPC's rules a public hearing and community board comments are required, and the proposed work must be considered by the LPC Commissioners.

When interior work is proposed LPC reviews it just to ensure that there is no impact on the exterior, otherwise LPC is not concerned with interior renovation work. No LPC approval or review is needed for ordinary maintenance or interior alterations that do not require a permit from DOB. LPC introduced a Fast Track service that can provide approval within 10 days for certain type of work, such as sidewalks, windows on non-visible facades and minor restoration work.

LPC can issue violations if work on a designated building or structure is done without a permit. The violation is not a critique on the appropriateness of the work but rather a warning for not complying with proper procedures. LPC does not levy fines. Building owners can apply to LPC to legalize work that was done without a permit.

Ms. Fernandez also stated that LPC has a small historic preservation grant program for restoration work.

4. After further discussion the Meeting adjourned at 8:45 PM.

Respectfully submitted by Wayne A. Benjamin

Committee for the Concerns for Aging
at Community Boards Office
May 14, 2013

Committee Members Present

Gloria Vanterpool, Chair
Betty Lehman
Edgard Nau
Liliana M. Saneaux

Public Member

Norma De Candido

Guests: Rochelle Parker – Marketing Manager, USPS
Pat Vecchiarelli – Area Mgr., Midtown West, USPS
Fred Delgado – Supervisor, Sgt. Ryan P.O, USPS
Ginia Addeo – Community Resident
D. Little – in for Sabrina Crimmins of Emma Bolden Sr. Ctr

Meeting convened at 10:15am by Chairperson

Warm welcome extended to all and everyone introduced themselves

United States Post Office

Ms. Rochelle Parker reported on operations at the Sgt. Ryan Post Office. She informed us that at the close of the day on June 8th, service would no longer be offered at the 180th St. location. On June 10th mailing services would resume at the new building located at 516 W. 181st, Mon-Fri from 9-5pm and Sat. from 9-4pm.

A full presentation will be given to residents at a future general meeting of our Community Board. Mr. Fred Delgado will be the Staff Supervisor at the Sgt. Ryan Post Office.

Our meeting ended at the Community Board and committee members proceeded to our scheduled tour at the Vanderbilt Clinic of the NY Presbyterian Hospital,(168th Street), to meet with Dr. Rafael Lantiqua and his staff of the Ambulatory Care Network.

A full report of the visit will be shared at our next meeting in June.

Next meeting is scheduled for June 11th – Topic is TBA

CB12M-Youth and Education Committee

Monday, May 13, 2013

**Location: Meeting Location: 711 West 168th Street Main floor (Haven Entrance)
New York, NY 10032**

Committee Members Present: Fe Florimón, Chair; Chris Smith, Asst. Chair; Michael Jimenez; Angelo Ortiz; Alyce Smith

Committee Members Excused: Maria Luna; Manny De Los Santos

CB12 Members: Ayisha Oglivie; Luis Tejada

Community Members: Mr. Al Kurland, Representative of the Police Athletic League; Josh Karan, Parent Leadership Program- District 6; Joe Rogers, Founder- Total Equity Now; Ms. Robin Kilmer, Reporter for the Manhattan Times

Welcome and Opening Remarks by Committee Chair Fe Florimón at 7:20pm

- ❖ Special remarks were given to several students from the Dreamers Organization/ Washington Heights Youth Council.
- ❖ **Member Angelo Ortiz** discussed the final Mayor's Executive Budget release dated May 2, 2013 and the proposed cuts for on Child Care and After School Programs for more than 47,000 children. According to Mr. Ortiz
 - There would be not enough funding for child care and after school programs for the community. A cut of \$59.6 million will puts almost 9,000 children at risk, and a cut of 66.2 million will put more than 41,000 children at risk in the city.
 - Youth service providers that fought for funding and got back part of the funds that had been previously taken away, now they have to fight again (this years) for their Out-of School Time (OST) restoration cuts. This year 21% cuts in Beacon programs a Cornerstone Grants, as well ACS' cuts.
 - There will be Rally/march on June 1st (pending for details on June meeting)
 - Service Provider are paid to do the services, not advocacy
 - Grants are not enough to fund entire program
 - Youth Service Provider meet 2nd Friday of month from 10am-12pm
 - Campaign for Children give starts for cost of programs to city, but how much did save was not stated.
 - Affordable child care and long term effect
 - We need baseline funding resolution
 - Missing students' voice as to how they feel with no after school program to go to
 - Discussion about getting elected officials involved in a Youth Centre in neighborhood. Outcome: be supportive of community efforts and continue with prior resolution or now.

CB12M-Youth and Education Committee

❖ **Mr. Joe Rogers, Founder and Facilitator of Total Equity Now (TEN)**

- Joe Roger provided some clarification in regard to his "Uptown Education Collaboration" initiative and also shared coming events.
- Advancing education in Washington Heights
- CEC and CB-Y&ECs are working separately and that's not good for the community
- It was reported that during past meeting two joint projects were produced
 - Uptown survival Guide
 - Teach parents how to navigate DOE
 - Joint policy resolutions around shared concerns
 - Next meeting is May 18th @ 12:30pm @ 215 W 125th Street
 - TEN event on June 4th, 6:30pm-9:00pm
 - Local candidate forum

❖ **Mr. Al Kurland provided an update of the Teen on Board Campaign.**

- As part of the update, he suggested to the committee to reaffirm previous CB2M resolution in support of this initiative. The Committee considered the request- to reaffirm last year's resolution in support of teenagers serving on community boards, and if it did not pass the entire board to submit it to the board for action at the May meeting. In support of this update, the committee voted in the following way:

VOTE TAKEN:	Committee Members	6	0	0
	Board Members	2	0	0
	Public	6	0	0

❖ **Progress on Questions Around Student Privacy by: Chair Florimón**

❖ **The Aging and Y&EC joint event Role playing/Open discussion**

- It was reported that several states including Georgia and Louisiana have withdrawn from the DOE's proposal to share student private due privacy concerns of parents and students
- The Y&EC was informed that the pending event about "Elder's Life Celebration Birthday", which was discussed with several Senior Center Directors who thought that this event should be moved to the month of November 2013. However, the Committee disagreed and suggested to have it in the month of July 2013 (pending for school participation).

CB12M-Youth and Education Committee

❖ **Old/New Business**

- Community Education Council- District 6 (CEC) will have a "Youth Talent and Education Celebration" event on Saturday, June 15th, from 1pm – 5pm @ 182nd Street & Audubon Avenue (pending for venue approval). It was asked to the Y&EC to be one of the Co-sponsors, which by definition ONLY means to share the word with the community. In support of this event, the committee voted in the following way:

VOTE TAKEN: Committee Members 4 0 0
Board Members 2 0 0
Public Members 6 0 0

- ❖ Mr. Jacob Morris and Josh Karan although not listed on the minutes they both was given the opportunity to present their request for a new business. Mr. Karan presented a resolution that was considered for discussion for the next Committee meeting June 10th. The proposed resolution seeks to support the "Platform of New Yorkers for Great Public Schools." According to Mr. Karan, New Yorkers for great public schools influence the education agendas of present Candidates. Mr. Morris suggested an update on the old resolution that passed last year by the CB12M in support for the continued postponement of the renovation of Stephen A. Schwarzman New York Public Library and the sale of Mid-Manhattan Library and Science Industry Business Library (SIBL) under the "Central Library Plan (CPL)"
- ❖ Next Meetings for Y&E Saturday, June 1st , and Monday, June 10th

Community Board 12

Public Safety Committee

May 1, 2013

Present – Committee Members

Michael Jimenez, Chair

Chris O'Sullivan

Michael Mowatt-Wynn, Public Member

Absent or Excused

Pamela North

Present – CB 12 Members

Rud Morales

Meeting called to order 7:10 pm

Introduction of the Committee Members and Public

We began by introducing all committee members to the public.

Review of Public Safety Committee Goals.

We discussed the goals I submitted and opened the floor for suggestions from the Public Safety Committee.

Committee Member Dr. Chris O'Sullivan requested time to discuss her thoughts.

She began by stating that she does research on violence and victimization. She also did an analysis on homicides in Washington Heights which revealed that NYC has strong gun laws and that in the district we cover the main issue is with young males, especially minority males hurting other males by physical force (not guns). As per Dr. O'Sullivan, sometimes the headlines sparks our fears and we react towards a crime in a way where we want something done about it but it may not be an issue in our some neighborhoods. Dr. O'Sullivan also stated that domestic violence is also a serious issue in our community. She would like to see a more proactive approach to the violence issue we face in our community. She suggested we come up with already existing resource and make residents aware by way of educating the community. She feels we have to go deep in to the issues we face in our community to identify them and find out the root cause.

Dr. O'Sullivan would also like to see the following:

1. She would like for us to think about "What do we mean by "safety" mean to this group.
2. Providing information on where to turn for help.
3. Invite programs to come as guest speakers to inform us of the services they provide.
4. Improving communication

We then opened the floor for suggestions. No one from the audience had any at the time.

Update from 34th Precinct – Inspector Buzzetti

Up in crime for the last 28 days and up for the year.

The Inspector points out that the increase is in non-violent crimes

They are down in murder (none for the year), rapes and robberies.

The increase is in numbers is due to Burglaries and grand larcenies including auto theft.

Burglaries numbers are coming down due to dispatching officers to the high probability areas and executing "lucky bag" operation.

Auto Theft happening due to neglect. Owners leaving keys in high end-cars ignitions while going to store or apartment.

Fishing Mail another form of grand larcenies we are experiencing in the 34th pct. People are attaching a sting on a stick with a glue trap on the other end and putting the side with the glue in the mailboxes and getting mail to stick on the glue traps. They look for income tax checks and rent money orders.

Other Grand Larcenies unattended properties in clubs, opening cards with others identity

Claro Negro Shooting Incident Inspector Buzzetti thanked the management at Claro Negro Lounge for their cooperation when the shooting occurred late April. He states that management was very cooperative and assisted in solving the case in a timely manner.

Violent Crimes in the 34th Pct. Inspector Buzzetti informs that we have been on a decline of violent crimes in the 34th pct vicinity. Last year there were 4 homicides. To date this year we have none. Gun shooting in general are not a mayor problem with the 34th. Domestic violence has slightly declined to the double digits to date as well. He also explained they have a unit focused in domestic violence. The DM unit visits after a complaint to follow up and that has helped bring the numbers down. On average they try to visit 2 or 3 times a month depending on the availability of the residents involved.

Update from 33rd Precinct – Lt Carabello

68% decrease in burglaries

22% increase in grand larcenies

(Most grand larcenies are identity theft. As per the Lieutenant, it is very hard to reduce)

Most grand larcenies that occurred happened in remote places or behind closed doors. Things like writing fraudulent checks and things of that nature. They also had a few "unattended theft" which is where someone leaves their belongings, like a purse, unattended and they steal the place or objects in the purse.

Lucky Bag Operation- The 33rd Precinct successfully executed an operation where they would take a purse and leave the bag unattended. The sting was done at a McDonalds (170st and Broadway) where they had a grand larceny previously. They made arrests on the sting and another grand larceny as they looked at video from where the other one happened. Both perpetrators resided at the shelter on 168th Street.)

Pill Clinic 4 residents of West 162nd St. (between Edgecombe and Amsterdam) attended the meeting and asked the lieutenant regarding the status of the Pill Clinic on that street. The residents say they are now concerned for their safety and feel intimidated. The Lieutenant said Captain Pichardo and states there is an ongoing investigation with the NYPD and DEA. There was an arrest the day of the meeting around 2:00pm on 162nd for an illegal pill purchase offense. The Lieutenant says to call 911 if they feel threatened

Public Forum we opened preliminary talks about having a public forum regarding violence in our area. Invite agencies available to us to help with troubled teens, gun violence, Child abuse, bullying and other issues. We are shooting to have it sometime in September.

Old Business

None reported

New Business

None reported

Meeting adjourned 8:45

Traffic and Transportation Committee Meeting
May 6th 2013

Committee Members Present – Aldemar Diaz, Yosef Kalinsky, James Berlin, Edith Prentiss, Elizabeth Lorriss-Ritter, Mitch Glenn

Committee Members Absent: Richard Allman, Anita Barberis

Public Members – Jocelyn Aponte, George Espinal, Josh Orzeck, Hayes Lord, Brad Conover, Cheryllyn Mena, David Thom, Kelly Ruby, Roger Montesano

Rabbi Kalinsky calls the meeting to order at 7:05pm

1) Proposal for Street Co-Naming

Jocelyn Aponte presented a petition with over 400 signatures in support of co-naming the NE corner of W. 182nd St. and Audubon Avenue in honor of the beloved mentor, colleague, and former principal of IS143M, Ourania Pappas. Ms. Pappas was born in our community at Wadsworth Hospital and worked at IS143 for four decades, rising the ranks from school aid to teacher and beginning in 2005 as principal. She touched the lives of the children and families that came into contact her through the school and the neighborhood. Proposed corner at the entrance to the school on 182nd Street and Audubon Avenue, to be co-named - “Ourania Pappas Way”.

Vote:

Committee Members - 4-0-0

Members of the Public - 9-0-0

2) DOT Bicycle Route Evaluations

Presentation by: Hayes Lord and Preston Johnson of the DOT

The presentation was an overdue response to CB12’s June 2012 resolution asking DOT to create feasible and safe ways for cyclists to traverse east-west and north-south throughout CB12. DOT presented information on four areas.

Current Stats:

17.3 miles – bike paths

7.7 miles – bike lanes

4.5 miles - shared lanes

Potential → additional 20.8 miles of bicycle facilities

A. Proposed Bicycle Routes:

- a. 177th St. between Broadway and Cabrini (installation in 2013)
- b. Cabrini Blvd. between 177th and 178th to the GWB (installation in 2013)
- c. 179th between Amsterdam and Cabrini
- d. 180th between Cabrini and Amsterdam
- e. Amsterdam Avenue
- f. Cabrini between 179th and Ft Tryon Park
- g. Ft. George Hill between Fairview and Dyckman
- h. Ft. Washington between Broadway and Margaret Corbin Circle (refurbishing and paving)
- i. Seaman Ave between Riverside Ave and 218th St. (refurbishment)

B. Additional Recommendations

- a. St. Nicholas Ave between Fairview and Broadway

C. Future Recommendations

- a. Dyckman between East and West Side Greenways
- b. W. 157th St.

- c. W. 158th St.
- d. Broadway between 218th and 168th St.
- e. St. Nicholas between 168th and 155th (upgrade to path)
- f. 10th Ave. between 218th and Dyckman
- g. Nagel St. between Broadway and 10th Ave
- h. Riverside Ave. between 158th and 169th
- i. Haven St. between 168th and 177th
- j. Broadway Bridge
- k. University Heights Bridge

D. Areas not within DOT jurisdiction

- a. Hudson River Greenway extension to HH Bridge
- b. Croton Aqueduct Trail – between 155th and Dyckman St.
- c. Henry Hudson Bridge
- d. High Bridge

DOT plans to return in Fall 2013 to our committee to report on further design and feedback.

Brad C. – Dyckman Street really needs to be addressed, bikers exit from the greenway on both the east and west side and have no safe bike lanes to empty onto? Hayes – at the moment there is a lot going on there so we can't address that street at this point in time

Berlin – Amsterdam – north of 181st street is essentially residential and already has traffic calming devices.

David Thom – what about lanes in Inwood? There used to be lanes on 218th Street and now there is only sharrows? The requirement is a 5 foot lane and the current street only has room for a 4 foot bike lane.

Ft. George was proposed to be a bike lane, but some members of community feel that street is too dangerous and not practically feasible going up the hill. So it is a nice idea but perhaps not the best option. On the other hand it is the most direct route from Amsterdam to Inwood and has a lot of room for a bike facility.

Brad C. – Perhaps study 177th Street as a east-west bike lane as opposed to 179th

Hope to hear back from DoT in Sept/October

3) DOT response to old resolutions and presentations

Josh Orzeck did a tremendous job of looking up each item presented by Edith Prentiss last month. It was decided in the interest of time and efficiency Josh will put together a document with all of his notes and email it to the committee prior to the next meeting.

4) Inwood Slow Zone Update:

Feedback survey (based upon 100 respondents) - results presented by David Thom:

- Most people feel that the area is safer with the new slow zone (55%), 37% feel it is the same, and 8% feel it is less safe.
- Most people feel that cars still cut through the area to avoid the toll. Generally speaking, speed humps are very popular and people want more of them.
- The slow zone sign posts need to be better maintained – some graffiti and some tipped over
- 74% of respondents think that additional slow zones in other areas are a positive thing
- Residents would like to see more NYPD stopping cars going over 20 MPH
- Some suggested that the “gateway signs” on the sidewalk to reduce parking loss and deter cars from making high speed turns.

5) Proposal for Hudson Heights Slow Zone

Presented by Kelly Ruby

Areas to be included (but excluding Ft. Washington Ave):

- A. North – Fort Tryon/192nd

- B. West – Cabrini Blvd
- C. South – 181st Street
- D. East – Broadway

The proposed area is the home to two schools, three senior centers, five day-care centers, three playgrounds, and seven houses of worship.

The Slow Zone is supported by the Hudson Heights Owners Coalition (HHOC), NYPD 34th Precinct, Fort Tryon Jewish Center, Café Bunni, Hudson View Gardens, and Fort Washington Collegiate Church. The HHOC supports this slow zone even though many of its members own cars and even if there will be parking spots lost, in light of the overall enhancement of the neighborhood. DOT reports that cars are traveling between 28-31 MPH, which may be below the speed limit, but that is too fast on a residential street.

Jim – almost all of Washington Heights should be a slow zone of 20 MPH because this is a residential area. Therefore, we need to make it more palatable and not remove parking spots when supporting a proposed slow zone so that more areas will be interested in installing one. Perhaps add into the resolution that DOT should do its best to limit parking removal for the gateway installation.

Committee Members - 6-0-0

Members of the public - 5-0-0

6) New Business:

Edith Prentiss - Proposal to change the M60 (which starts at LGA) bus to a select bus service, which will create a loss of a number of bus stops for the M60 route. This impacts our community because many of our residents travel to 125th to take bus services.

Jim – this is not relevant to CB12, we have enough issues to worry about in our community.

Edith has been asked by Senator Perkins office to represent CB12 on this discussion. She will report back more information next month.

Meeting adjourned at 9:10pm