



Community Board 12 - Manhattan
Washington Heights & Inwood
711 West 168th Street, New York, NY 10032
Phone: (212) 568-8500, Fax: (212) 740-8197
Email: ebsmith@cb.nyc.gov
Website: www.nyc.gov/mcb12

Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

February 29, 2012

Michael Ben-Asher
Department of Consumer Affairs
42 Broadway 5th Floor
New York, NY 10004

Re: Vida Cafe Inc. dba Mamajuana Cafe

Dear Mr. Ben-Asher:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (29) In Favor, (0) Opposed, (1) Abstain, (1) Not Voting to recommend that the Department of Consumer Affairs grant a renewal for an unenclosed sidewalk cafe to Vida Cafe Inc. dba Mamajuana Cafe located at 247 Dyckman Street between (Seaman & Payson Avenues).

Whereas, Vida Café Inc. dba Mamajuana Cafe, located at 247 Dyckman Street bet Seaman & Payson Avenues, has duly notified Community Board 12 Manhattan of its intention to file an application for a renewal of its unenclosed sidewalk cafe; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about Vida Café Inc dba Mamajuana Cafe; and

Therefore Be It Resolved, that Community Board 12 Manhattan offers no objection to the Department of Consumer Affairs renewal of an Unenclosed Sidewalk Cafe License for Vida Café Inc. (d/b/a Mamajuana Café) with 63 tables and 128 seats with the provision the licensee continues to operate the unenclosed sidewalk café Sunday through Thursday until 10pm, Friday and Saturday until 12am.

Sincerely,


Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodríguez, Council Member



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: 1559 St. Nicholas Corp.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0) Opposed, (0) Abstain to recommend that the New York State Liquor Authority grant a renewal to 1559 St. Nicholas Corp located at 1559 St. Nicholas Avenue (corner of W. 188th St.)

Whereas, 1559 St. Nicholas Corp, located at 1559 St. Nicholas Avenue at the corner of W. 188th Street, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about 1559 St. Nicholas Corp; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the Restaurant Wine License for 1559 St. Nicholas Corp.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Palanque-North".

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydani Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Damien Vizute dba La Piscina

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (29) In Favor, (0) Opposed, (1) Abstain, (1) Not voting to recommend that the New York State Liquor Authority to not grant new On-Premise Liquor License to Damien Vizute or entity to be formed dba La Piscina located at 4160 Broadway (corner W. 176th St.)

Whereas, Damien Vizute or entity to be formed dba La Piscina, located at 4160 Broadway at the corner of W. 176th Street, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license; and

Whereas, the Economic Development Committee, having met on February 7, 2012 to hear comments from the community, and the local precincts, heard concerns related to the fact that the precinct had no knowledge that a business was opening in this location and the business is too close to the United Church located on W. 175th Street; and

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new On Premise Liquor License for Damien Vizute or entity to be formed dba La Piscina.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodríguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: R A Restaurant Inc.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0)Opposed, (0)Abstain to recommend that the New York State Liquor Authority to grant a renewal Restaurant Wine License R A Restaurant Inc. located at 398 Audubon Avenue between (W. 184th & 183rd Streets.)

Whereas, R A Restaurant Inc, located at 398 Audubon Avenue bet W. 184th & W. 183rd Streets, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about R A Restaurant Inc; and

Therefore Be It Resolved, that Community Board 12 offers no objection to the State Liquor Authority granting a renewal of the Restaurant Wine License for R A Restaurant Inc.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Yáanis Rodríguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: NYSTOG Import Corp dba Vacca Lounge

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0) Opposed, (0) Abstain to recommend that the New York State Liquor Authority to **not grant** a new On-Premise Liquor License to NYSTOG Import Corp dba Vacca Lounge located at 416-420 W. 203rd Street (corner of 9th Avenue).

Whereas, NYSTOG Import Corp dba Vacca Lounge, located at 416-420 W. 203rd Street at the corner of 9th Avenue, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license; and

Whereas, the Economic Development Committee, having met on February 7, 2012 to hear comments from the community, and the local precincts, heard concerns related to traffic and parking concerns given the establishment's proximity to Umbrella especially given the number of patrons who frequent that area; and

Therefore **Be It Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new On Premise Liquor License for NYSTOG Import Corp dba Vacca Lounge.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Zervian Cafe Corp.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (30) In Favor, (0) Opposed, (0) Abstain, (1) Not Voting to recommend that the New York State Liquor Authority to grant a renewal of Restaurant Wine License to Zervian Cafe Corp. located at 206 Dyckman Street between (Broadway & Vermilyea Avenues.)

Whereas, Zervian Café Corp, located at 206 Dyckman Street bet. Broadway & Vermilyea Avenues, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about Zervian Café Corp; and

Therefore Be It Resolved, that Community Board 12 offers no objection to the State Liquor Authority granting a renewal of the Restaurant Wine License for Zervian Café Corp.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Palanque North".

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: La Fiesta Restaurant Corp.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0) Opposed, (0) Abstain to recommend that the New York State Liquor Authority to not grant a renewal Restaurant Wine License to La Fiesta Restaurant Corp. located at 3797 Broadway (corner of W. 158th St.)

Whereas, La Fiesta Restaurant Corp, located at 3797 Broadway at the corner of W. 158th Street, has duly notified Community Board 12 of its to file an application for a renewal restaurant wine license; and

Whereas, it is committee protocol to provide a negative vote for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be It Resolved, that Community Board 12 offers **OBJECTION** to the State Liquor Authority granting a new on premise liquor license for La Fiesta Restaurant Corp.

Sincerely,

A handwritten signature in black ink that reads "Pamela Palanque North".

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Seaman Casandra Corp.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0)Opposed, (0)Abstain to recommend that the New York State Liquor Authority a renewal Catering Establishment License to Seaman Casandra Corp located at 4020A 10th Avenue between(W. 214th & W. 215th Sts.)

Whereas, Seaman Casandra Corp, located at 4020A 10th Avenue bet. W. 214th & W. 215th Streets, has duly notified Community Board 12 of its intention to file an application for a renewal catering establishment license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about Seaman Casandra Corp.; and

Therefore Be It Resolved, that Community Board 12 offers no objection to the State Liquor Authority granting a renewal of the Catering Establishment License for Seaman Casandra Corp IF the establishment proactively informs the 34th Precinct of events that will reach the establishment's building capacity including hours of operation for the event.

Sincerely,

Pamela Palanque – North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Lucky Jade House Inc.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0)Opposed, (0)Abstain to recommend that the New York State Liquor Authority to not grant a renewal Restaurant Wine License to Lucky Jade House Inc. located at 4028-4030 Broadway(corner of W. 169th St.)

Whereas, Lucky Jade House Inc, located at 4028-4030 Broadway at the corner of W 169th Street, has duly notified Community Board 12 of its to file an application for a renewal restaurant wine license; and

Whereas, it is committee protocol to provide a negative vote for establishments that do not attend the duly advertised Economic Development Committee meeting; and

Therefore Be It Resolved, that Community Board 12 offers **OBJECTION** to the State Liquor Authority granting a Restaurant Wine License for Lucky Jade House Inc.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: 4716 Broadway Rest. Inc. dba The Whale

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0)Opposed, (0)Abstain to recommend that the New York State Liquor Authority to grant a renewal On-Premise Liquor License located at 4716 Broadway Restaurant Inc. dba The Whale(at the corner of Arden Street).

Whereas, 4716 Broadway Restaurant Inc dba The Whale, located at 4716 Broadway at the corner of Arden Street, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about 4716 Broadway Restaurant Inc dba The Whale; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On Premise Liquor License for 4716 Broadway Restaurant Inc dba The Whale.

Sincerely,


Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Trustees of Columbia University dba Faculty Club

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0) Opposed, (0) Abstain to recommend that the New York State Liquor Authority to grant a renewal of an On-Premise Liquor License to Trustees of Columbia University dba Faculty Club located at 630 W. 168th St.

Whereas, Trustees of Columbia University dba Faculty Club, located at 630 W. 168th Street between Fort Washington & Broadway, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about Trustees of Columbia University dba Faculty Club; and

Therefore **Be It Resolved**, that Community Board 12 offers no objection to the State Liquor Authority granting a renewal of the On Premise Liquor License for Trustees of Columbia University dba Faculty Club.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: Melodia Corp.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0) Opposed, (0) Abstain to recommend that the New York State Liquor Authority to grant an On-Premise Liquor License to Melodia Corp. located at 154 Post Avenue (corner of 10th Avenue).

Whereas, Melodia Corp, located at 154 Post Avenue at the corner of 10th Avenue, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about Melodia Corp; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On Premise Liquor License for Melodia Corp.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodríguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Ebenezer Smith, District Manager

February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: La Terraza Restaurant Inc.

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0) Opposed, (0) Abstain to recommend that the New York State Liquor Authority to grant a renewal of a Restaurant Wine License to La Terraza Restaurant Inc. located at 3881 Broadway between (W. 162nd & W. 163rd Sts.)

Whereas, La Terraza Restaurant Inc, located at 3881 Broadway bet. W 162nd Street & W. 163rd Street, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and

Whereas, the Economic Development Committee, having met on January 3, 2012 to hear comments from the community, and the local precincts, heard no negative comments about La Terraza Restaurant Inc; and

Therefore Be It Resolved, that Community Board 12 offers no objection to the State Liquor Authority granting a renewal of the Restaurant Wine License for La Terraza Restaurant Inc.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member

Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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February 29, 2012

Hon. Dennis Rosen
Chairman
New York State Liquor Authority
80 South Swan Street
Albany, NY 12210-8002

Re: DEB Carm Enterprises Inc. dba Grand Slam Wings

Dear Chairman Rosen:

At the general meeting on Tuesday, February 28, 2012 Community Board 12 Manhattan, passed the following resolution with a vote of (31) In Favor, (0)Opposed, (0)Abstain to recommend that the New York State Liquor Authority to **not grant** a new Restaurant Wine License to DEB Carm enterprises Inc. dba Grand Slam Wings located at 84-86 Nagle Avenue between (Ellwood & Sickles Sts.)

Whereas, DEB Carm Enterprises Inc dba Grand Slam Wings, located at 84-86 Nagle Avenue bet. Ellwood & Sickles Streets, has duly notified Community Board 12 of its intention to file an application for a new restaurant wine license; and

Whereas, the Economic Development Committee, having met on February 7, 2012 to hear comments from the community, and the local precincts, heard concerns related to the fact that the establishment operated prior to receiving this license, they have operated after hours, there have been numerous arrests in the establishment, they were nuisance abated in December 2011; and

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new Restaurant Wine License for DEB Carm Enterprises Inc dba Grand Slam Wings.

Sincerely,

Pamela Palanque - North
Chair

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member

Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Hon. Jeanique Greene, Commissioner, SLA
Hon. Noreen Healey, Commissioner, SLA



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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Janette Sadik-Khan
Commissioner
NYC Dept. of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Hon. Margaret Forgione
Manhattan Borough Commissioner
NYC Dept. of Transportation
59 Maiden Lane 37th Fl.
New York, NY 10038

Dear Commissioner's Sadik-Khan & Forgione:

Please be advised that at the General Meeting Tuesday, February 28, 2012 Community Board 12 Manhattan passed a resolution by a vote of (33)In Favor, (0)Opposed, (0)Abstain requesting NYC Dept. of Transportation to prioritize the study of this area for the possibility of Neighborhood Slow Zone designation.

Whereas: DOT has introduced a city-wide Neighborhood Slow Zone program in order to apply various traffic-slowing techniques to targeted areas; and

Whereas: The Neighborhood Slow Zone program targets slowing/safety improvements in definable areas consisting of five square blocks or less that have streets not appropriate for fast and/or through traffic; and

Whereas: CB 12 has an ongoing commitment to the safety of neighborhood residents; and

Whereas: The Neighborhood Slow Zone proposal eligibility and approval process includes numerous determinations, including a public input process with outreach and public hearing(s), and DOT has informed CB 12 of that process; and

Whereas: A proposed Neighborhood Slow Zone is bounded by Isham Street on the South, 218th Street on the North, Seaman Avenue and Inwood Hill Park on the West and Broadway on the East, and appears to meet the program's eligibility requirements; and

Whereas: Park Terrace North Neighbors identified the need in the area above, did an informal survey of the area, prepared and submitted a timely Neighborhood Slow Zone application, and included many letters of support from local residents, community organizations and officials; and

Whereas: DOT looks to the support of the Community Board (and other community organizations including the NYPD, FDNY, hospitals and schools); now therefore be it

Resolved: That CB12M commends Park Terrace Neighbors North for their initiative, supports the application described above, requests that DOT prioritize the study of this area for the possibility of Neighborhood

Slow Zone designation, and commits to engaging with DOT in a process for full public input prior to any implementation.

Thank you for your interest in this matter. We look forward to a favorable response to our request.

Sincerely,

A handwritten signature in black ink that reads "Pamela Palanque-North". The signature is written in a cursive, flowing style.

Pamela Palanque-North
Chair

cc: Hon. Michael J. Bloomberg, Mayor
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Bill De Blasio, Public Advocate
Hon. John C. Lui, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Robert Jackson, Council Member
Hon. Maurice Bruet, Deputy Manhattan Borough Commissioner-DOT



**Community Board 12 - Manhattan
Washington Heights & Inwood**
711 West 168th Street, New York, NY 10032
Phone: (212) 568-8500, Fax: (212) 740-8197
Emails: ebsmith@cb.nyc.gov Website: www.nyc.gov/mcb12

Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Janette Sadik-Khan
Commissioner
NYC Dept. of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Hon. Margaret Forgiione
Manhattan Borough Commissioner
NYC Dept. of Transportation
59 Maiden Lane 37th Fl.
New York, NY 10038

Dear Commissioner's Sadik-Khan & Forgiione:

Please be advised that at the General Meeting Tuesday, February 28, 2012 Community Board 12 Manhattan passed a resolution by a vote of (33)In Favor, (0)Opposed, (0)Abstain requesting that the NYC Dept. of Transportation reconsider the installation of speed humps on Haven Avenue between W. 169th and W. 170th Streets.

- Whereas:** The New York City Department of Transportation has determined Haven Avenue warrants speed humps between W. 169th and W. 170th Streets; and
- Whereas:** Haven Avenue is a narrow curved one way southbound street from W. 178th to W. 169th Street with parking on both sides; and
- Whereas:** Haven Avenue has no traffic signals, nor even stop signs; and
- Whereas:** Drivers use Haven Avenue to avoid traffic lights on Fort Washington Avenue; and
- Whereas:** There are several preschools with considerable parent/toddler pedestrian traffic; and
- Whereas:** Dialysis Center patients are transported by emergency vehicles and Access-A-Ride; and
- Whereas:** Haven Avenue is partially obstructed when NYC Sanitation's large Roll-on Roll-off trucks empty Columbia's dumpster at W. 170th Street; and
- Whereas:** There is a large parking facility under 100 Haven Avenue; and
- Whereas:** There is a grocery store at 83 Haven Avenue which received frequent deliveries; and
- Whereas:** Livery cars park and double-park on Haven Avenue from W. 169th Street to Fort Washington Avenue; and
- Whereas:** It is questionable that there is much speeding on Haven Avenue given all of these impediments; and
- Whereas:** Ambulances and other emergency vehicles might need to use Haven Avenue without any impediments (speed humps) due to its proximity to the New York Presbyterian/Columbia University/NYS Psychiatric Institute complex; now therefore be it

Resolved: Community Board 12, Manhattan (CB12M) requests that the New York City Department of Transportation (DOT) reconsider the installation of speed humps on Haven Avenue between W. 169th and W. 170th Streets; and be it further

Resolved: CB12M requests that DOT consider utilizing such other traffic calming measures as signage, sidewalk extensions and neck-downs to ensure pedestrian and vehicular safety.

Thank you for your interest in this matter. We look forward to a favorable response to our request.

Sincerely,



Pamela Palanque-North
Chair

cc: Hon. Michael J. Bloomberg, Mayor
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Bill De Blasio, Public Advocate
Hon. John C. Lui, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Robert Jackson, Council Member
Hon. Maurice Bruet, Deputy Manhattan Borough Commissioner-DOT



Community Board 12 - Manhattan Washington Heights & Inwood

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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 5, 2012

Honorable Amanda M. Burden
Chair
City Planning Commission
22 Reade Street 6th Fl. West
New York, NY 10007-1216

Dear Commissioner Burden:

Please be advised that at the General Meeting, Tuesday, February 28th Community Board 12 Manhattan passed a resolution with a vote of (33)In Favor, (0)Opposed, (0)Abstain supporting the Zone Green Text Amendment proposed by the Department of City Planning subject to certain conditions.

- Whereas:** the Department of City Planning ("DCP") is proposing a City-wide Zone Green Text Amendment (the "Text Amendment") to revise the New York City Zoning Resolution in order to remove zoning-related barriers to green building features in the City; and
- Whereas:** the Text Amendment would facilitate retrofitting of existing buildings and construction of new buildings with features that help reduce energy consumption and carbon emissions, generate clean and renewable energy, manage storm water on site, reduce urban heat island effect through vegetation on roofs, and otherwise promote a healthy and green city; and
- Whereas:** the Text Amendment would allow external insulation of existing buildings within the property line while exempting it from floor area and yard calculations, and encouraging new high-performance buildings by exempting thicker, more efficient walls from floor area calculations; and
- Whereas:** the Text Amendment would permit sun control devices, which can help reduce energy consumption for air conditioning through shading and also reduce energy consumption for lighting by providing glare free natural light, which are sometimes prohibited because of projection over required open areas; and
- Whereas:** the Text Amendment would allow solar panels, skylights, green roofs and other rooftop features to project above the maximum building height limit and would allow greater volume above the maximum building height to accommodate modern bulkheads, subject to setback requirements and screening of equipment; and
- Whereas:** the Text Amendment would allow waivers of floor area and height limits for rooftop greenhouses used for educational and agricultural purposes, by Certification of the Chair of the City Planning Commission, on buildings that do not contain residences or sleeping accommodations;

Hon. Ydanis Rodríguez, Council Member

Hon. Robert Jackson, Council Member

Hon. Matthew Wambua, Commissioner, Dept. of Housing Preservation and Development

Brian Cook, Director-Land Use, MBPO

Wayne A. Benjamin, Chair, Land Use Committee, CB12-M

Edwin Marshall, Department of City Planning



**Community Board 12 - Manhattan
Washington Heights & Inwood**

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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Janette Sadik-Khan
Commissioner
NYC Dept. of Transportation
55 Water Street 9th Fl.
New York, NY 10041

Hon. Margaret Forgiione
Manhattan Borough Commissioner
NYC Dept. of Transportation
59 Maiden Lane 37th Fl.
New York, NY 10038

Dear Commissioner's Sadik-Khan & Forgiione:

Please be advised that at the General Meeting Tuesday, February 28, 2012 Community Board 12 Manhattan passed a resolution by a vote of (33)In Favor, (0)Opposed, (0)Abstain requesting NYC Dept. of Transportation to identify and implement options for northbound Henry Hudson Parkway(HHP) traffic headed for Hudson Heights and/or northbound Riverside Drive to be able to utilize the Exit 15 ramp to travel to the 181st Street ramp.

- Whereas:** Traffic from the northbound Henry Hudson Parkway seeking to access the northwestern corner of Washington Heights and the northbound Riverside Drive must now use Exit 14 and follow a slow and circuitous route through highly congested ramps and streets; and
- Whereas:** Exit 15 and lower Riverside Drive are significantly less travelled and congested; and
- Whereas:** The ramp signed "181st Street" from northbound Riverside Drive provides an entrance to northwestern Washington Heights and to the 181st Street corridor; and
- Whereas:** Expedited access via 181st Street could provide an estimated time savings to drivers of 10 minutes or more per trip; and
- Whereas:** Many drivers now take informal shortcuts, some of which are illegal; and
- Whereas:** Ramp reconfiguration and accompanying traffic signs and signals would provide an optimal solution to this problem; and
- Whereas:** Another feasible option may be the establishment of a legal u-turn from southbound Riverside Drive to northbound Riverside Drive at a point south of Exit 15; and
- Whereas:** Additional solutions may include variable combinations of curbing changes, traffic signs or signals, permitted turns and u-turns, lane markings, and/or other redirection of traffic; and

Whereas: All of these solutions will provide additional benefits to NYC and to Community District 12 in terms of time savings, decrease of congestion and idling, related environmental benefits, and vehicular safety; and

Whereas: These changes are unlikely to cause increased congestion; now therefore be it

Resolved: CB12M requests that DOT identify and implement options for northbound HHP traffic headed for northwestern Washington Heights and/or northbound Riverside Drive to be able to utilize the Exit 15 ramp to travel to the 181st Street ramp with added value of savings of time, decrease of congestion, environmental benefits, and vehicular safety.

Thank you for your interest in this matter. We look forward to a favorable response to our request.

Sincerely,



Pamela Palanque-North
Chair

cc: Hon. Michael J. Bloomberg, Mayor
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Bill De Blasio, Public Advocate
Hon. John C. Lui, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Robert Jackson, Council Member
Hon. Maurice Bruet, Deputy Manhattan Borough Commissioner-DOT



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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Mathew Wambua
Commissioner
NYC Dept. of Housing & Preservation Development
100 Gold Street
New York, NY 10038

Dear Sir:

Please be advised that Community Board 12 Manhattan at its February 28th General Meeting passed the following resolution with a vote of (31)In favor, (0)Opposed, (1)Abstain strongly opposing that NYC Dept. of Housing Preservation Development approves and authorized any 421-a tax abatement for luxury housing to subsidy 29 Overlook Terrace/524 Fort Washington Avenue.

Whereas: On December 21, 2011 Fort Tryon Tower SPE LLC submitted an application to HPD seeking a 421-a tax abatement for its property at 29 Overlook Terrace/524 Fort Washington Avenue (block 2189/Lot 64 f/k/a lot 64 and part of lot 27)

Whereas: Given that this is an as of Right Project and,

Whereas: The Housing and Human Services Committee of Community Board 12M recognizes the need for affordable housing with in CB12M and,

Whereas: There has only been one project of affordable housing developed within Community Board 12 Manhattan in the year 2005, which was 204 Nagle Avenue and,

Whereas: In the renewing of the 421-tax abatement in 2007, the State Legislature determined that projects in the expanded exclusion zone had until June 30, 2008 to begin construction under the old law under which they were granted the 421-benefits as of right and,

Whereas: Section 421a of the Real Property Tax Law was initially enacted effective July 6, 1971 (L 1971, chapter 1207), and although it has been amended several times since its inception it still provides what many real property owners or potential investors want: a 10-year- 25 year declining tax exemption for new or rehabilitated multiple dwellings on properties they are developing.

Whereas: A Pratt center analysis (2011) has found that in the two years leading up to 2008 deadline, developers initiated construction on 271 residential sites eligible for 421-a, totaling more than 7, 800 permitted units, in the new exclusion zone areas. Of those 123 sites are now built and occupied, totaling 2, 219 units of housing. On average, these units are receiving an abatement that at current tax rates will be worth 82, 000 each over the next 15 years. The total cost is \$158.7 million in unpaid city taxes without any obligation to produce affordable housing.

Whereas: New York City's Housing and Preservation Development (HPD) is the sole responsible agency charged with making eligibility determinations for the 421a statute and authorizing tax exemptions or abatements in the city as well as HPD adopts regulations that may also determine whether a given project has been unduly extended.

Whereas: Recent changes have strengthened the law to primarily focus on eligibility requirements that balance private and public benefits for such exemptions, geographical extension areas, and specifically whether requirements for affordable housing have been met.

Whereas: The proposed project is a 23-story, 112 unit new developments located on a site that is predominantly characterized by rock outcroppings, has a severe changing elevation from Fort Washington Avenue to Overlook Terrace and is surrounded predominantly by five to six story residential buildings.

Whereas: 96% of the property's published scheduled monthly rents for 112 units are projected to rent for \$2000 per month and more and these monthly rents range from \$1,800 to \$5,400 as well as 82% of the property's published schedule of

monthly rents for 92 units is projected to rent for \$3000 per month and more and 72% of these are greater than \$4000 per month and,

Whereas: Only four units out of the property's 112 units have monthly rents of \$1800, yet in Community Board 12 Manhattan clearly more than 90% of the proposed schedule of rents are not affordable for most residence of CB12M and,

Whereas: The property's ownership submitted this 421a application to HPD with the claim that November 5th, 2007 as the legal date construction began despite the fact that the site has been dormant for several years, with the exception of partial rock removal and to-date no construction is underway.

Whereas: In an effort to jumpstart or encourage residential construction in a stale and stalled housing development market that had become a causality of a global recession HPD in June 2009 revised application rules where it is now possible for developers to still maintain their eligibility for 421a benefits even if work stopped at a project, or if it took longer than three years to complete, as long as the developer can prove that the delay was caused by an sustained inability to obtain financing for the project.

Whereas: The developer in this case wants to apply for the 421a partial tax exemption under some of the application rules still in place and at a time it claimed the project's construction had started and before the newly amended law was enacted that allow for extensions beyond the prior three year limit.

Whereas: The developer as it now stands with their published schedule of 'luxury class' rents included with their 421-a application to HPD clearly does not want to accept the other rules and regulations put in place that allows for a community benefits package of affordable housing as an offset to the eligibly for a delayed project completion.

Whereas: There is some ambiguity in the wording of the new rules and thus HPD has some room to determine whether or not projects are still eligible for the delay exemption based on the merits of a case by case determination and whether the project meets all of the qualifications or not, including affordable housing and a diligent and continuous effort to obtain financing.

Be It Resolved: CB12M strongly opposes HPD approving and authorizing any 421-a tax abatement for the project since the award of this tax exemptions or abatements would amount to giving a huge tax break that would assist this vacant site in becoming, yet another NYC luxury class project rather than providing surely needed affordable housing with in CB12M.

Thank you for your interest in this matter. We look forward to a favorable response to our request.

Sincerely,



Pamela Palanque-North
Chairperson
Community Board 12 Manhattan

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member



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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Honorable Andrew M. Cuomo
Governor of New York State
NYS State Capitol Building
Albany, NY 12224

Dear Governor Cuomo:

Please be advised that Community Board 12 Manhattan at its February 28th General Meeting passed the following resolution with a vote of (30)In favor, (0)Opposed, (0)Abstain, to request that Governor Cuomo restore to the 2012 - 2013 budget funding to the amount of \$22.35 and \$25 million to the Neighborhood and Rural Preservation Programs to prevent foreclosure prevention services, preventive assistance, eviction prevention and adjudications.

WHEREAS: elimination of funding for Neighborhood and Rural Preservation Programs will be detrimental to the many communities around New York State who depend on them; and

WHEREAS: the vast majority of New York's distressed homeowners will lose access to the housing counseling and legal assistance essential to saving their homes without restoration of \$25 million for foreclosure prevention services; and

WHEREAS: the Neighborhood and Rural Preservation Programs have administered almost two-thirds of the programs sponsored by Housing and Community Renewal including the Low Income Housing Tax Credit, homeownership assistance programs, foreclosure prevention assistance, eviction prevention and adjudications.

WHEREAS: the Foreclosure Prevention Services Program is a cost-effective program, which, to date, has saved more than 14,000 of New Yorkers' homes from foreclosure and which has saved the State an estimated \$3.4 billion in costs and lost tax revenues. With over 250,000 homes in New York State currently either in or facing foreclosure, additional lost property values and the reduction in local tax bases will slow the State's economic recovery, costing New York State more than \$61 billion in property values and lost tax revenues if nothing is done to save these homes; and

WHEREAS: terminating these programs would threaten the success of stabilized neighborhoods throughout the City and State to the collective detriment of communities everywhere, and sentence those affected by the recession to a stagnation and decay that will take years and greater funds to revitalize; and

WHEREAS: the entire New York State Senate Democratic delegation, led by our own Senator Adriano Espaillat, wrote to the Governor on January 27th calling on him to restore these programs and this funding; now therefore be it

RESOLVED: that Community Board 12, Manhattan urges Governor Cuomo to reconsider the elimination of the Neighborhood and Rural Preservation Programs and the Foreclosure Prevention Services Program and to restore \$22.35 million and \$25 million, respectively, to the 2012-2013 Executive Budget; and be it further

RESOLVED: that Community Board 12, Manhattan urges the New York State Assembly to support this restoration.

Thank you for your interest in this matter. We look forward to a favorable response to our request.

Sincerely,



Pamela Palanque-North
Chairperson
Community Board 12 Manhattan

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodríguez, Council Member



Community Board 12 - Manhattan Washington Heights & Inwood

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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Mathew Wambua
Commissioner
NYC Dept. of Housing & Preservation Development
100 Gold Street
New York, NY 10038

Dear Sir:

Please be advised that Community Board 12 Manhattan at its February 28th General Meeting passed the following resolution with a vote of (32)In favor, (0)Opposed, (0)Abstain, requesting that stricter standards be applied to the worst landlords Watch List. Where all "C" violations must be cured before the property is removed from the next Annual Watch List we request an immediate HPD legal action in Housing Court. Should there be no active case on those building in the top ten list we request that you provide relief and steps to immediate remedy for residents in these buildings. Also we request legislative changes in the law to allow an administrative courts structure in NYC HPD with the Power to levy and collect fines for all housing code violations. And we request that such fines collected be used exclusively for fixing repairs in the property so fined.

Whereas NYC's Public Advocate (NYCPA) has produced and published an annual Watch List of the city's worst landlords based on the number and severity of HPD housing maintenance code violations and their history and timeliness of fixing a building's and apartment's repairs as required by law, and

Whereas, the current 2011 edition of the "Watch List of the Worst NYC Landlords", compiled in December ranks ten(10) Washington Heights/Inwood properties in the top twenty (20) as the worst buildings in Manhattan and a total of twenty-four (24) of them in the top fifty (50) or some 48% in all of Manhattan, and

Whereas eight (8) of these Washington Heights/Inwood properties are holdovers from the 2010 edition of the Watch List of the Worst NYC Landlords" where they ranked in the top 20 as the worst buildings in Manhattan and,

Whereas there is in the current 2011 edition of the "Watch List of the Worst NYC Landlords" a grand total of 444 Class "C" Housing Code Violations (considered immediately hazardous) for the top ten Washington Heights/Inwood properties needed to be fixed within twenty-four(24) hours or an average of 44.4 Class C violations per building yet remained on the list throughout the year, and one management company operates or is the owner of at least eight properties of the twenty-our (24) ranked in the Washington Heights/Inwood 2011 Watchlist listing, and,

Whereas only eleven (11) of the top twenty Washington Heights/Inwood properties were not added to the 2011 Watch list, reduced their average of 194 total housing maintenance code violations to 83 total violations or 59%, but only reduced there average total number of Class C violations from 33 to 19 or 57% where all of these immediately hazardous types of violations should have been removed in twenty four hours as required by law, and

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell Jr., Assembly Member
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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Mathew Wambua
Commissioner
NYC Dept. of Housing & Preservation Development
100 Gold Street
New York, NY 10038

Dear Sir:

Please be advised that Community Board 12 Manhattan at its February 28th General Meeting passed the following resolution with a vote of (32)In favor, (0)Opposed, (1)Abstain strongly opposing that NYC Dept. of Housing Preservation Development approves and authorized any 421-a tax abatement for luxury housing to subsidy 29 Overlook Terrace/524 Fort Washington Avenue.

Whereas: On December 21,2011 Fort Tryon Tower SPE LLC submitted an application to the NYC Department of Housing Preservation and Development ("HPD") seeking preliminary certification of eligibility for 421-a benefits for a new development project located at 29 Overlook Terrace / 524 Fort Washington Avenue (Block 2189 / Lot 64,formerly known as lot 64 and part of lot 27); and

Whereas: The 421-a Program promotes multi-family residential construction. It provides a declining property tax exemption based on the new value created. The program is administered by HPD and the Department of Finance. The program offers up to a three-year construction period exemption and a post-construction exemption from 10 to 25 years. Under guidelines that took effect in 2008 all of Manhattan is covered by a geographic exclusion area that requires any project that receives 421-a benefits to contain 20% affordable units; and

Whereas: The proposed project (the "Project") is a 23-story, 112 unit new development located on an irregularly-shaped site characterized by rock outcroppings and a dramatic change of elevation from Fort Washington Avenue to Overlook Terrace. It is surrounded, for the most part, by five to six story residential buildings; and

Whereas: The monthly rent for units in the Project range from approximately \$1,800 to \$5,200. 108 (96%) of the units are project to rent for \$2,000 per month or more. Assuming that an individual or household spends no more than 30% of their household income on housing expenses, the minimum income needed to be able to afford to rent units in the Project ranges from approximately \$72,000 to \$208,000. The median household income in the NYC Metropolitan area as of 2010 is \$80,200; historically the median household income in Washington Heights and Inwood is only 52% of the NYC Median Household income, which translates to \$40,100 or 55.7% of the minimum income required to afford the least expensive units in the Project; and

Sincerely,

A handwritten signature in black ink that reads "Pamela Palanque-North". The signature is fluid and cursive, with the first name "Pamela" being the most prominent.

Pamela Palanque-North
Chairperson
Community Board 12 Manhattan

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell Jr., Assembly Member
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Pamela Palanque-North - Chair
Ebenezer Smith, District Manager

March 2, 2012

Hon. Robert LiMandri
Commissioner
NYC Dept. of Buildings
280 Broadway 7th Fl.
New York, NY 10007

Hon. Mathew Wambua
Commissioner
NYC Dept. of Housing & Preservation Dev.
100 Gold Street
New York, NY 10038

Hon. Salvatore J. Cassano
Commissioner
New York City Fire Dept.
1 Metrotech Center
Brooklyn, NY 11201

Hon. Darryl Towns
Commissioner
Dept of Housing & Comm. Renewal
25 Beaver Street
New York, NY 10004

Dear Commissioner LiMandri, Wambua, Cassano & Towns:

Please be advised that Community Board 12 Manhattan at its February 28th general meeting, passed the following resolution with a vote of (31)In Favor, (0)Opposed, (1)Abstain requesting that our local elected officials, NYC Fire Dept., NYC Housing & Preservation Development, the NYS Department of Housing and Community Renewal begin an aggressive education outreach campaign; requesting that these agencies make periodic building visits and inspections and to explain to tenants, owners, superintendents, their managing companies and staff about the dangers of illegal conversions; that these agencies begin greater enforcement of existing laws and penalties to prevent fires and other hazards associated with building living spaces; requesting the development and completion of any building's emergency fire safety plan to be posted in all buildings, lobbies and list not only fire egress routes but also the number of rooms per apartments on each floor; and written emergency fire safety plan be given to each current and new tenant at the time of their lease to be redistributed annually during the City's Fire Prevention Week without cost.

Where as, Community Board 12 has long recognized the need for more affordable housing units, safer well maintained, and habitable buildings and living spaces for its residents, and

Where as, the NYC Department of Building has given testimony to the Housing and Human Services Committee concerning an increase in the number of emergency declarations issued in Community Board 12 Manhattan over the past two years that have displaced a large number of residents from their homes, and

Where as, the NYC Fire Department has also given testimony to the housing and human service committee about the discovery of both existing illegal conversions of building living spaces and those under construction, and

Where as, standards have been set by law, administrative rules, housing and building codes for defining a room suitable as a safe and habitable living space by the NYC Fire Department, NYC Department of Housing and Preservation Development, the NYS Department of Housing and Community Renewal, and

Where as, the lives of adults, and children living in illegal conversions have been lost or resulted in serious injuries, and

Where as, there has been a loss of lives or serious injuries to first responders and innocent neighbors from fires, building structural emergencies, and accidents that have occurred as a result of these unknown facilities, and

Where as, according to the Mayor's Office of Community Affairs Community Board 12 Manhattan ranks third in terms of the highest number of structural fires of all Manhattan's Community Boards in 2011 and this ranking has not significantly changed in the past five years,

Be it resolved, that Community Board 12 Manhattan request that our local elected officials, NYC Fire Department, NYC Housing and Preservation Development, the NYS Department of Housing and Community Renewal begin an aggressive education outreach campaign using , both printed handouts and online resources in multiple languages, and also

Be it Resolved, that these agencies make periodic building visits and inspections and to explain to tenants, owners, superintendents and their managing companies and staff about the dangers of illegal conversions, illegal single room occupancies (SRO), and unsafe, inhabitable building spaces and, also

Be it Resolved, that Community Board 12 requests these agencies to begin greater enforcement of existing laws and penalties to prevent fires and other hazards associated with building living spaces, basements and any other type of housing conversions that are determined to be unlawful and, also

Be it Resolved, that the development and completion of any building's emergency fire safety plan and information as required by law (Local Law #10 of 1999) be enforced by the NYC Fire Department and posted in all building's lobby and list not only fire egress route but also the number of rooms per apartment on each floor and

Further be it Resolved, that such written emergency fire safety plan be given to each current tenant and every new tenant at the time of their lease and re-distributed annually during the city's fire prevention week without cost to either of them.

Thank you for your interest in this matter. We look forward to a favorable response to our request.

Sincerely,



Pamela Palanque-North
Chairperson
Community Board 12 Manhattan

cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Bill de Blasio, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator
Hon. Herman D. Farrell Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member