

**Community Board 12, Manhattan
General Meeting – February 23, 2010 – Russ Berrie Pavilion
1150 St. Nicholas Avenue**

PRESENT

Jackie Rowe	Fe Florimon	Edgard Nau
Adams	Nicole Foster	Angelo Ortiz
Juan Carlos Alonzo	Mitchell Glenn	Pam Palanque-North
Anita Barberis	Melanie Hidalgo	Elizabeth Pepin
Wayne Benjamin	Ernest David Kach	Edith Prentiss
James Berlin	Rabbi Yosef Kalinsky	Cheryl Pahaham
Isaiah Bing	Elizabeth Lorris	Zead Ramadan
Leonardo	Ritter	Steve Simon
Blackman	Maria Luna	Alyce Smith
Cynthia Carrion	Glenda Swanson	Gloria Vanterpool
Rolando Céspedes	Massa	Raybblin Vargas
Manny De Los Santos	Helen Morik	
George Espinal	Carole Mulligan	
George Fernandez		

EXCUSED

Angela Sanchez
Tony Lopez

ABSENT

George Cruz
Frank Alvares
Richard Allman
Mireya Cruz
Diaz
Joe Wojak
Julissa Gomez
Rafel Lugo
Tamara Rivera

Chair's Report:

- Chair Pamela Palanque-North called the meeting to order at 7:12 pm
No quorum moving to updates and Chair reports. Chair went on to speak about her interview with Greg mocker from WPIX and 311 maps and statistics.
- Attended early morning roll call at the 33rd and the 34th pct, implanting a program where they bring in community leaders in to meet the police officers
- Stood about 15 to 20 minutes talking about the board and city charter
- Meeting with Commissioner Walsh – has agreed to bring work force one express 1 stop to CB12M
- Meeting with Ydanis one of the major issue united place is experiencing huge summons are being issued by the FDNY
- Ydanis Rodriguez is organizing a forum for early child education and wants to talk to the chair of youth and education on how to collaborate with the council member.

District Manager's Report:

- Discussion in district cabinet meeting; a rep from DEP and Armory foundation issues idling of busses at 168 and Fort Washington ave and 165th street have received a lot of complaints
- March 6, 2011 we have the Cogan's race, we are working with peter and group, showing support for the cause
- 34th pct, they reported 3 homicides in the pct and last year there were only 4, They said with these homicides they were able to make several arrest, ,
- Because of winter, DOT is working on repairing pot holes; they confirmed temporary crew have been laid off
- Event on Thursday, The Vision a agency who helps people who are visually impaired
- Deborah Blow will be out again in on sick leave and will be back in the second week in April

Wishing her well.

District Managers Report ends at 7:40 p.m.

Chair CB12M

- Motion to adopt the agenda
- January minutes not adopted

Special Presentation - Edison Properties

- Latest initiative to get doctors office
- Family owned and operated business located at 5030 Broadway. work space
- Managers have been with Edison Properties for 5 and 12 years
- We purchased the property in 2005 Verizon
- There is space for mini storage; there are 52 offices and 39 more offices recently
- 77 newly created parking spaces; for 125 dollars a month with tax will look to increase
- 350,000 sq feet Move in suite
- Created over 500 new jobs, Linked with other chamber of commerce
- Sponsor many community events

Questions

Glenda Massa Swanson – is space available to rent or secure for business events and community boards.

Response - if we have the spacing available call Jason or my cell. Our mission is to create a regional health care center Attract pharmacy, café, doctors, dentist and or chiropractor, by the Allen pavilion A typical medical suite, we are talking to doctors,

Fe Florimon – How much space is for rent?

Response:

- Fits two people nice and comfortable and other common area are available , Flexible term 3 year lease agreement
- Tenant can cancel agreement if does not work in the first 6 months of initial lease

Steve Simon – Asked question about Hostoss College utilizing space at Edison Properties

Response:

- Yes the ground floor

Helen Morik- How big are the conference room space?

- Response- 400 sq and another 800 ft,

Borough President's Report:

Juan Ignacio – MBP Representative

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- MBP reports have been placed community board members packages
- Reminded members of the application applications process for joining the community board or reappointment.
- March 3, 2011, town hall meeting Assembly Member Denny Farrell Jr., Assembly member Linares, Council Member Rodriguez, And Manhattan Borough President Scott Stringer
- Get together to celebrate Dominican independence – honoring a group of 14 teen individuals please past by At Isabella
- Past weekend 40th annual conference black and Latino
- Joined Robert Jackson in Albany in denouncing budget cut
- We joined Rodriguez, Linares, MPB, Espaillat and concern about
- Asked about what elected officials are doing to stop from happening
- Formed a task force 7A administer, HPD, DOB

Pubic speakers section:

John Gallagher

United State Coast Guard

- Coast guard the smallest of the armed forces- most workers are civilian,
- In New York there are 2000 people, heating oil, and working as coast guard auxiliary
- In Manhattan we do a lot of public education we working on upper Manhattan, talk about the water way and events to the sea shore.
- we also do small vessel inspections, we are not law enforcement so we cannot arrest

Liz Ritter CB12M

- please come to parks committee and several of the regular attendee are active in water front activities

Edith Prentiss

- Briefly elaborated on T&T
- tax and limousine; don't allow cars that are not accessible
-

Mitchell Botner

- New owner of liberty tax located 3923 Broadway
- Signed a 10 year lease I have a CPA and will be open all year around
- Taxes are prepared for individuals, business, financing plans payroll accounting and some of the other things we will be doing, free iTunes services allow people who cannot get social security numbers get mortgages
-

Raybblin Vargas,

- Has been working with the chair of the board and the coalition trying to expand the coalition to include all types of budget cut matters and is organizing a massive meeting
- Conference calls have organized for community stake holders; who cant to testify
Looking into date for meeting;

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Joanne Laufer

- Works for assembly member Linares, dealing with constituents

Liz Ritter

- Requesting that people post signs for missing person Shawn Elliot, who left his home and never arrived back

Juan Alonzo

- Effective April 1, 2011 will be leaving the board; due to business and family reasons
- Briefly spoke about Veterans coming back from the war and starting a foundation that will be working with different veteran organization to target land and use to create affordable housing for veterans

COMMITTEE REPORTS:

NICOLE FOSTER- Chair of the Economic Development Committee

- Steve Simon Offers amendments for resolution #3 Alteration Applications for Vida Mexicana Inc. Accepted by Chair of EDC- as follows

Whereas, - #1 okay as is

Whereas, The Economic Development committee met on February 1, 2011, to hear concerns from the community and the 34th Police Precinct , and heard from one of the tenants of the building that they have made numerous complaints to the precinct related to excessive noise, noise patrons and altercations, and problems with security at the premises; and

Whereas, subsequently, a meeting was held with tenants, the manger of the restaurant, the 34th precinct and a representative of assembly member Herman D Farrell Jr., who reported to community board 12 , that an agreement was reached in regards to the issues, the manger agreed to upgrade the sound insulation and increase security and to implement a system whereby tenants would have better communication with management and management would respond to tenants directly; and

Whereas, The new management at Vida Mexicana Inc. dba Papasito has entered into an agreement with council member Robert Jackson to limit the hours of its sidewalk cafe' to 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday; now there for be it

Resolved- Community board offers no objection to the State Liquor Authority approving the \Alteration application submitted by Vida Mexicana Inc. dba Papasito, 223 Dyckman St,

James Berlin

- Express concerns about alteration agreement and comments Vida Mexicana Inc.\

Cheryl Paham- 2nd Vice Chair CB12M

- Expressed her concerns on how *Economic Development Committee* dealt with Vida Mexicana Inc and felt they did not think about best interests of the residents in the community when they failed to initiate bargaining to get the restaurants to comply with some needed changes\

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Frank Hess-

Rep. of Assembly Member Herman Denny Farrell, Jr.

- A meeting was held with tenants, 34th police precinct, and couple of elected official.
 - Paposito has done upgrades to installation and code requirements, tenant in the building have been emailing each other, and basically there are no issues in the building.
 - Construction creates storage and allows them to store; but they did not have to come to board and the office believes they are trying.
1. Resolution to recommend the SLA grant a renewal of its on-premise liquor license to:
El Mambi Restaurant Corp- 4181 Broadway
(32-in favor, 1- opposed, 0-abstained,
 2. Eskina 214 Corp. dba Tobacco & Ron (renewal of on premise liquor license)
(29- in favor, 2-opposed, 1-Abstained,
 3. Vida Mexicana Inc. (Alteration Application)
(29- In favor, 2-opposed, 1- abstained)
 4. 4241 Restaurant Inc. dba. Reynolds Cafe' (Renewal)
(29- In favor, 2-opposed, 0- Abstained)
 5. 4931 Capital Restaurant Inc. (Renewal Wine)
(31-In favor, 1-opposed 0-Abstained)
 6. RA Restaurant Inc.
(31- In favor, 1-opposed, 0- Abstained)
 7. La Terraza Restaurant Inc. (Renewal Wine)
(31-In favor, 1- opposed, 0- Abstained)
 8. F&A Alliance Corps. (New on Premise)
(33-In favor, 0-opposed, 0- Abstained)
 9. Mi Ranchioto Mexican restaurant Inc. (New on Premise)
(30- In favor, 3-opposed, 0- Abstained)
 10. 5085 Enterprise Inc. (New restaurant Wine)
(28- In favor, 4- opposed 0- Abstained 1- not voting (conflict)
 11. Nayelin Bar & Restaurant Inc. (New Wine)
(32- In favor, 0-opposed, 0- Abstained)
 12. Huache Inc.(New Wine)
(31- In favor, 1-opposed, 0- Abstained)

13. Sushi Vida Inc. (renewal unclosed side walk cafe')
(31-0 in favor, 1-opposed, 0- Abstained, 1-Not voting Conflict)

Resolution # 10

Martin Collins submits request on behalf of Robert Jackson:

- Council Member Robert Jackson asked for community boards 12 obtain the agreement, from the owner in writing, that Sazonos will permit the sale of alcoholic beverages until 12:00 midnight seven days a week
- Friendly amendment by council member, Robert Jackson for resolution # 13, next to last sentence in the resolution.

Sunday to Thursday until 10:00 p.m., Friday & Saturday until midnight, and work to prevent quality of life issues in their local community

Traffic and Transportation

- Committee Chair Yosef Kalinsky referred everyone to the minutes
- Went on to state a discussion with DOT and MTA.
- Resolution T&T in support of City Council intro #433 – regarding accessible taxis.
- David Kach- recommends grammatical changes (friendly amendment) paragraph three; people who use the wheel chair devices plural with mobility and disability
- Amendment Accepted
Roll call
(33-in Favor, 0- Opposed, 0 Abstained, 0-Not Voting, Absent – 11)

Parks and Cultural Affairs

- Chair Liz Ritter Presented resolution in support of NYCDP&R plan to renovate. J Hood Wright Recreation Center HVAC System
Roll Call
(31 – In Favor, 0- Opposed, 0- Abstained, 2 Not Voting, Absent 11)

LANDUSE

- Chair *Wayne Benjamin* referred assembly to the minutes.
- Spoke about Quadriad Realty
- Brief history on 2142 AMSTERSAM AVENUE
- Resolution was passed in committee supporting CLOTH project

HEALTH AND ENVIRONMENT

- Chair *Steve Simon* referred assembly to the minutes
- Briefly spoke about joint committee meetings between Health and Environment and Housing and Human Services.

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- Informed assembly of letter written to the Department of Environmental Conservation in regards to Brownfield
- Requests were made for information to be posted in the buildings of the common areas and lobbies.
- Owners will be notified of the testing from D.E.C and agreed to inform tenants if vapors invade the property.

Concerns for the Aging

- Chair Gloria Vanterpool refer everyone to the minute

Youth and Education

- Elizabeth Pepin referred to the minutes

Housing and Human Services

- Chair of H&HS George Fernandez, Provided a brief update on Housing and Human Services plans and activities.

Yokarina, Community Liaison for Council Member Ydani Rodriguez

- Gave update on 552 Academy St.

LIZ RITTER

- Referred assembly to read reports
- Called attention to upcoming events

FRANK HESS

- Referred everyone to reports on conference budgets
- Suggested that individuals not just talk about the lost of funding, but ways on how to save the money.

MEETING ADJOURNED 10:30 PM

RESPECTFULLY SUBMITTED,

GEORGE FERNANDEZ, III
1ST VICE CHAIR
Chair of Housing and Human Services

Land Use Committee Meeting – Minutes

March 2, 2011

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
Richard Allman
Isaiah Bing
Tamara Rivera
Steve Simon

Committee Members Absent

James Berlin

Board Members

George Fernandez
Pamela Palanque-North

Public Members Present

Vivian Ducat

Guests: M. E. Morrissey, R. Breha, Samir Shah, Rita Gorman, Yvonne Stennett, Yves Ades, Judith Jackson, Elizabeth Safian, Martin Collins

1. The meeting was called to order at 7:10 PM.
2. Land Use Chair Wayne Benjamin provided an overview of the evening's agenda. Mr. Benjamin stated that at the Housing and Human Services ("HHS") committee was scheduled to consider a resolution supporting the 2142 Amsterdam Avenue project at its March meeting but had to reschedule consideration of this matter until April in order to address another critical agenda item. He also stated that, after speaking with Yvonne Stennett, Executive Director of the Community League of the Heights ("CLOTH"), George Fernandez, the Chair of HHS, requested that the Land Use Committee ("Land Use" or the "Committee") consider the resolution for 2142 at its March meeting since the Committee was briefed on the project at its February 2011 meeting. Mr. Benjamin summarized background on the 2142 Amsterdam Avenue project, noting that in 2006 Community Board 12-Manhattan ("CB12M") passed a resolution supporting the development of 2142 Amsterdam Avenue as affordable housing, CB12M's resolution was based on a proposal presented to Land Use by CLOTH to develop the site as a 10-unit low-income tax credit project, CLOTH worked to advance the 10-unit building but encountered difficulty in financing a small building, CLOTH acquired two properties adjacent to 2142 Amsterdam Avenue in order to enlarge the development site and that CLOTH now proposes to develop a 42-unit supportive housing project.
3. Yvonne Stennett, Executive Director of CLOTH, made a presentation to the Committee on the proposed 2142 Amsterdam Avenue development project. Ms. Stennett thanked Land Use for welcoming CLOTH back, stated that since the Committee was briefed on the status of the project last month she will go through her comments quickly and further stated that representatives of Services for the Underserved ("SUS") are present to discuss the on-site services that will be provided to residents of the building.

Ms. Stennett introduced Samir Shah, principal of Urban Quotient, the project architect, who discussed the design of the project. Mr. Shah reviewed the same PowerPoint that was presented to the Committee in February. Mr. Shah stated that the building is a 23,000 square foot, six story structure that consists of 42 units (41 efficiency studio units and one super's units). The average unit size is 300 square feet to 325 square feet; all units have private kitchens and baths. A typical floor building consists of eight studio units. Offices for service providers are located in the basement apartments. The building has two lounge areas that are open to all residents. Mr. Shah further stated that the design of the building is intended to reflect the area's traditional brick buildings, the units will have large windows in order to provide them with excellent light, and that each unit will have a through-wall vent to accommodate an air conditioning unit.

Ms. Stennett introduced Yves Ades and Judith Jackson, both from SUS. The Committee was informed that since 1978 SUS has provided services to people with mental illness, HIV/AIDS, physical disabilities, youth with autism, veterans and the homeless. SUS provides both transitional and permanent housing and operates supportive housing facilities in the Bronx and Brooklyn. Ms. Stennett added that CLOTH operates a supportive housing facility on West 159th Street. The Committee was also informed

that SUS seeks to address wellness of the whole person, believes that a person should not be identified by their disability but as a person and that without housing there is no recovery

SUS will partner with CLOTH on the 2142 Amsterdam Avenue project, which will be a mixed-purpose building. Sixty percent of the units in 2142 will be allocated to people with disabilities, 40% of the units will be allocated to income-eligible community residents. The Committee was informed that the 60% supportive housing units will not be limited to youth aging out of foster care, primarily because the operating funds for programs supporting youth aging out of foster care have been severely cut. Instead tenants for the 60% units must be at least 18 years old, have a mental illness and be able to live independently. Tenants for the 40% community units must be at least 18 years old, be a current resident of Community Board 12-Manhattan and be income eligible (household income at or below 60% of area median income, roughly \$24,000 for a single person). The 60% tenants will not need to meet income eligibility guidelines. CLOTH and SUS will make an effort to give priority for the 40% units to youth aging out of foster care.

The building will be staffed with a program director, two case managers, a superintendent, a porter, a part-time nurse and 24-hour security (an attended front desk). The SUS representatives were asked about the credentials of the staff who will offer services to tenants. The Committee was informed that all service providers will have at least a Bachelor degree, case managers will likely have a Masters degree and that staff will receive on-going training.

The Committee was also informed that residential units will be furnished; furniture will be replaced as needed, i.e.: residents do not have to purchase furniture, the building's lounge areas and recreation room will be available for community use. Community residents will be given priority for employment opportunities.

Project financing will be provided by the NYC Department of Housing Preservation and Development ("HPD"). The Committee was advised that HPD needs a written indication of community board support in order to proceed it preparing loan documents and closing on financing for the project.

The Committee asked if the building will be constructed by workers who are paid prevailing wage rates or by union workers. CLOTH and Mr. Shah advised that the project's budget assumes prevailing wage labor rates and that a final determination on union vs. non-union will be made by HPD.

HHS Chair, George Fernandez provided an overview of the joint meetings undertaken by HHS and the Health and Environment Committee over the past few months focused on the state of mental health services in Washington Heights and Inwood. He stated that as a result of these meetings many of the providers are now more effectively coordinating with one another.

A member of the public inquired how residents with mental health disabilities will impact crime in the area. The SUS representatives responded that the tenants of the building are more likely to be victims of crime than they are to be perpetrators of crime and that neighbors of SUS' current facilities have expressed comfort with their building's 24-hour security - it makes the block feel safer.

Mr. Fernandez inquired about the tenant selection process in particular how it will be determined if a tenant can function independently. The SUS representatives stated that there is a detailed screening process and if SUS cannot provide the services on-site that a potential tenant needs their application for a unit will not be accepted.

After further discussion a motion was made (Richard Allman) and seconded (Obie Bing) in support of CLOTH's 2142 Amsterdam Avenue project. The motion passed based on the following vote.

Committee Members	6-0-0
Board Members	1-0-0
Public	2-0-0

4. **Public Hearing:** Elizabeth Safian of Sheldon Lobel PC, Attorneys at Law representing NPR LLC, owner of record of the subject premises, provided the Committee with an overview of the application submitted to the NYC Board of Standards and Appeals ("BSA") that requests a special permit to legalize the operation of a physical culture establishment, i.e.: a sports club or gym, located at 177 Dyckman Street ("BSA Calendar No. 7-11-BZ" or the "Application"). Ms. Safian informed that Committee that gyms are not permitted as-of-right in any residential zoning district and require a special permit. She noted that may gym establishment do not comply with the requirement to obtain a special permit because the BSA process

can be time consuming and expensive. Ms. Safian stated that the Planet Fitness located at 177 Dyckman began operations in April 2009 without a special permit because a lease was signed in May 2008 and it needed to generate revenue to make lease payments. She also stated that Sheldon Lobel's firm was retained in 2008 to obtain the special permit but there were difficulties in obtaining various documents that must be submitted as a part of the BSA application; specifically, the architectural drawings and the zoning objection from the Department of Buildings were delayed and the building owner refused to sign the BSA application (the building owner, not the tenant, must sign the application).

The Committee was informed that Planet Fitness occupies 14,486 square feet in the two-story structure located at 177 Dyckman Street; most of the gym's space is located on the second floor. The Committee was also informed Planet Fitness seeks to promote a friendly, judgment free environment and that it works with Harlem Hospital's asthma clinic. The gym mostly contains cardio-equipment and does not have any heavy weights. The monthly membership fee is \$20; members are drawn from the immediate community. The gym opens at 12 AM on Monday morning and remains open 24 hours a day until club 10 PM Friday. On Saturday and Sunday it is open from 7 AM to 7PM. It is staffed by 13 employees, approximately five employees per shift.

Martin Collins from the office of Councilman Robert Jackson stated that Planet Fitness has outreached extensively to the community, has hired locally, many of his neighbors are members of the gym and that the gym replaced the Mirage Night Club, a tenant that generate many complaints from local residents.

Committee member Tamara Rivera stated that she lives across the street from Planet Fitness, finds the gym a refreshing change from the former night club and that there are no longer problems at night.

A student reporter with Columbia University asked what Planet Fitness is adding to the neighborhood. Ms. Safian responded that it is providing an affordable, clean, safe environment for people to take care their physical fitness. George Fernandez added that the gym is a great addition to a community that consumes a lot of fast-food and suffers from the health problems that come from poor dietary habits.

After further discussion a motion was made (Richard Allman) and seconded (Tamara Rivera) supporting the application submitted to the NYC Board of Standards and Appeals (BSA Calendar No. 7-11-BZ) requesting a special permit to legalize the operation of Planet Fitness located at 177 Dyckman Street. The motion passed based on the following vote.

Committee Members	7-0-0
Board Members	1-0-0
Public	2-0-0

5. The meeting adjourned at 8:25

Respectfully submitted by Wayne Benjamin

LAND USE COMMITTEE – COMMUNITY BOARD 12-MANHATTAN

MARCH 2, 2011

RESOLUTION: Supporting the application submitted to the Board of Standards and Appeals on behalf of NRP LLC II requesting a special permit to legalize the operation of Planet Fitness located at 177 Dyckman Street

Whereas: An application (“Application BSA Calendar No.: 7-11-BZ” or the “Application”) was submitted to the Board of Standards and Appeals (“BSA”) by Sheldon Lobel PC, Attorneys at Law (“Legal Counsel”) on behalf of NRP LLC II, owner of 177 Dyckman Street (Block 2224, Lot 1) (the “Property”). The Application requests a special permits to legalize the operation of the physical culture establishment known as Planet Fitness; and

Whereas: Physical culture establishments, i.e.: sports clubs or gyms, are not permitted as-of-right in any residential zoning districts and require a special permit (the “Special Permit”) issued by BSA in order to operate legally; and

Whereas: The Property is a two-story structure located at the southeast corner of Dyckman Street and Vermilyea Avenue. In 2008 Dyckman Fitness Group LLC signed a lease for 14,486 square feet of space in the Property. Planet Fitness began operations in April 2009 without the Special Permit in order to generate revenue to make lease payments. Legal Counsel advises that it was retained in 2008 to obtain the Special Permit but encountered difficulties in obtaining architectural drawings, a zoning objection from the Department of Buildings and the signature of the owner of the Property on the Application; and

Whereas: Planet Fitness seeks to promote a friendly, judgment free environment. The facility at 177 Dyckman Street contains mostly cardio-equipment and does not have any heavy weights. The monthly membership fee is \$20; members are drawn from the immediate community. It opens at 12 AM on Monday morning and remains open 24 hours a day until club 10 PM Friday. On Saturday and Sunday it is open from 7 AM to 7PM. It is staffed by 13 employees, approximately five employees per shift; and

Whereas: Elizabeth Safian, representing Legal Counsel attended the Public Hearing held by the Land Use Committee on March 2, 2011 to obtain comment on the Application and briefed the Committee on the Application; and

Whereas: At the Public Hearing the Committee was informed that Planet Fitness is a welcome addition to the neighborhood, replaces a former commercial tenant, the Mirage Night Club, which was a source of ongoing complaints from area residents, has outreached extensively to the community and has hired locally. Now, therefore be it

Resolved: Community Board 12- Manhattan supports the application (Application BSA Calendar No.: 7-11-BZ) was submitted to the Board of Standards and Appeals by Sheldon Lobel PC, Attorneys at Law on behalf of NRP LLC II, owner of 177 Dyckman Street, requesting a special permit to legalize the operation of Planet Fitness.

The resolution passed based on the following votes:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
Committee Members	7	0	0
Public Member	1	0	0
Members of the Public	2	0	0

LAND USE COMMITTEE, COMMUNITY BOARD 12-MANHATTAN

March 2, 2011

RESOLUTION: Supporting the development of 2142 Amsterdam Avenue by the Community League of the Heights as a 42-unit Supportive Housing project

Whereas: On May 23, 2006 Community Board 12-Manhattan (“CB12-M”) unanimously passed a resolution supporting the development of 2142 Amsterdam Avenue (Block 2123 / Lot 68) for affordable housing. The site is a 2,500 square foot (25 feet wide, 100 feet deep) vacant lot located at Amsterdam Avenue between 167th Street and 168th Street; and

Whereas: The resolution passed by CB12-M was based on a proposal presented to the Land Use committee by the Community League of the Heights (“CLOTH”) to develop the Site as a 10-unit low-income tax credit residential rental; and

Whereas: CLOTH worked to advance the 10-unit project but encounter difficulty in financing a small building and therefore acquired two adjacent properties, 2146 and 2148 Amsterdam Avenue, in order to enlarge the development site. The additional properties increase the width of the site to 58 feet. CLOTH proposes to develop the enlarged site as a supportive housing residence (the “Project”); and

Whereas: The Project is a six-story, 23,000 square foot buildings consisting of 41 efficiency studio units, one superintendent’s units, office space for service providers and shared recreation and lounge areas. 60% units will be allocated to individuals who are at least 18 years old, have a mental illness and can to live independently. 40% units will be allocated to individuals who are at least 18 years old, reside in Washington Heights or Inwood and are income eligible (household income at or below 60% of area median income, roughly \$24,000 for a single person). The 60% tenants will not need to meet income eligibility guidelines; and

Whereas: Supportive housing services will be provided by Services for the Underserved. Services for the Underserved has provided services to people with mental illness, HIV/AIDS, physical disabilities, youth with autism, veterans and the homeless since 1978. It operates both transitional and permanent supportive housing facilities in the Bronx and Brooklyn; and

Whereas: The Project will be staffed by a program director, two case managers, a superintendent, a porter, a part-time nurse and 24-hour security; and

Whereas: The Project will be financed by a \$6 million loan from the New York City Department of Housing Preservation and Development (“HPD”) through its Supportive Housing Program fund and HPD requires a written indication of support from CB12-M in order to move forward with preparing loan documents and closing on project financing. Now, therefore, be it

Resolved: Community Board 12-Manhattan supports the development of 2142 Amsterdam Avenue by the Community League of the Heights as a 42-unit supportive housing project.

The Resolutions passed with the following vote:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
Committee Members:	6	0	0
Board Members:	1	0	0
Members of the Public:	2	0	0

Minutes of Traffic & Transportation Meeting – March 7, 2011

Committee Members

Yosef Kalinsky, Chair
Anita Barberis
James Berlin
Mitchell Glenn
Edith Prentiss

Committee Members Absent

Rafael Lugo

Board Members

Richard Allman
Cheryl Pahaham

Staffer: Paola Garcia

Guests: Hayes Lord – NYC Dept of Design & Construction, Design Firm, Maria Centeno, Director – DDC, Emily Weidenhof – DOT, Yui Tsan Tong, Engineer – DDC, Timothy Lynch, Jonathan Rabinowitz, Alex Berriman – RBA Group, Randall Ide, Ivan Janer – United Palace, John Melecio – United Palace, Regina Trigg – United Palace, Dennis Reeder – WHIDC, Josh Orzeck – NYC DOT, Lars Klove, Brad Conover, Angela De LaRosa.

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Rabbi Kalinsky opened the meeting at 7:12 PM and welcomed the guests.

DoT Presentation - Bicycle Access to Ft Washington Park (via 181st Street bridge/overpass)

Josh Orzeck and Hayes Lord (Bike Program Coordinator) requested comments on DoT's plans for bicycle access. Previously, there were signs directing cyclists to dismount, cross Riverside Drive and walk their bicycles to 181st St. Compliance was spotty with many cyclists riding from the bridge/overpass against traffic to 181st St.

Cyclists requested that they be allowed to ride their bikes from the bridge/overpass to 181st St because dismounting and walking their bikes, even that short distance, can be difficult breaking the momentum of their commute.

Jim Berlin noted that previously there was only parking on the east side of the street but now there is parking on both sides of the one-way street to replace parking that was lost after the wall collapse and its subsequent repair. Before the wall collapsed, parking was allowed further north on the east side of the street. He stated it was important not to permanently lose the replacement parking on the west side of the street. .

It was expressed that the safety of the cyclists should take precedence over parking and that if a bike lane were added, it should be on the west (parkway) side so that cyclists would not have to wait at the light to cross the street.

DoT was asked to check how long it takes for vehicular traffic to stop when the button is pressed to allow cyclists and pedestrians to cross. They will also look replace the asphalt 'ramp' on the bridge/overpass crosswalk.

DOT follow-up from 02/11 meeting:

Stop Signs

- a) 215th St/Park Terrace West and 186th St/Audubon do not meet DoT's traffic criteria for a stop sign. New studies can be requested 18 months after the previous study unless there are

- b) extenuating circumstances.
- c) 184th St & Bennett – there is no record of any study southbound on Bennett (the previous ‘rogue’ stop sign had not been installed by DoT, so they removed it). A traffic study should be requested.

Lines for the angle parking on 186th St (Amsterdam – Audubon Aves): Since angle parking was approved on this street, the angle parking criteria changed. As a result the block is too narrow. Since it met the previous criteria, it will be grandfathered but DoT will not stripe the angle parking.

Cross walks at Overlook & Bennett subway entries DoT’s policy precludes crosswalks in the absence of a traffic signal (stop sign or light) therefore we need to request traffic studies for traffic signals (stop signs) at these locations.

NYC Design & Construction – W. 175th St Street Plaza (Broadway-Wadsworth, Bravo Supermarket-United Palace)

They intend to create a 10,000 square foot permanent pedestrian plaza on 175th Street (Broadway–Wadsworth) which is presently the location of a seasonal Greenmarket and the La Plaza De Las Americas street vendors market (Mon-Sat except on Thursdays, July-Nov) and is only open to traffic in the evenings and on Sundays.

The Street Plaza Program is part of PlaNYC’s goal to increase the availability of open space within communities. There have been 2 community charettes sessions to solicit community input. The designers are working to incorporate community feed back into the plan. The completed design is due by the end of the summer. Construction is expected to begin in Spring of 2012 and be complete by Spring 2013. WHIDC will be responsible for managing and maintaining the street plaza. DDC is requesting our support to be included in their submission to the City’s Public Design Commission.

The Plaza will be open daily. The design includes public art, trees, benches, movable tables with chairs, lighting, an automatic public toilet, a water fountain (with a spigot for vendor and tree watering) and some storage space.

The Greenmarket and the vendors must be relocated during the construction. One possible location during construction is on the sidewalk in front of the Verizon switching station on 175th St between Wadsworth & Audubon.

The benches shown in the PowerPoint only have arms at the ends, it was requested benches with at least an additional arm be considered for those who need to hold on to the bench to sit down or stand.

Resolution to support the plans with a request to review the permeable pavers planned to be used for the Plaza. Vote: Committee 5-0-0, CB members 2-0-0 Public 2-0-0

Potholes locations in CB12 Chair Kalinsky asked that specific locations of potholes be reported to the Board office. By reporting potholes directly, rather than calling 311, will allow the office to keep track of the work.

Scheduling and Planning of Bike Lanes Forum - It was suggested that our Bike Lane Forum be scheduled for May (with a fall back of June) 2011. List of those that should be invited included: Lord Hayes (Dot’s BDOT Safe Streets Program, Transportation Alternatives, CB 12’s Aging & Public

Safety committees, Association of Dominican Cyclists, I/WH's Livable Streets, Bike Upper Manhattan ("Bikeup"), Stephan Corson (Manhattan Borough President's office) and our local politicians. Mitch Glen will invite the Upper West Side Streets Renaissance Campaign. Cheryl Pahaham suggested we invite disability advocates community groups from other neighborhoods that have already experienced the installation of bike lanes, and that might offer some insight to us about their experiences. Many venues were suggested and Edith Prentiss offered to investigate their availability.

Elevator at A Train Attendant in the evenings – Safety Issue;

It was been reported at the Town Hall meeting that the A train elevators at 184th and 190th Sts are no longer staffed 24/7 which has raised concerns about safety. There have been suggestions that only the staffed elevator should run late at night. It was agreed that as long as an elevator is staffed 24/7 at each station, people should have the choice to wait for the staffed elevator or use an unstaffed one. If the MTA would ever create a situation where no elevator is staffed in a station, it would be considered a safety issue in our community.

Rider Rebellion, a mass transit mobilizing and advocacy campaign, would be speaking at the next committee meeting with the goal of getting the committee to support a resolution that most other Manhattan community boards have already endorsed.

Meeting adjourned at 9:05 PM

Minutes respectfully submitted by Anita Barberis & amended by Edith Prentiss

Community Board 12, Manhattan (Traffic and Transportation Committee)
Support of NYC DOT and DDC plan for West 175th St between Wadsworth Avenue and
Broadway
March 7, 2011

WHEREAS: the New York City Department of Transportation (DOT) and Department of Design and Construction (DDC) presented their proposed Reconstruction of West 175th Street between Wadsworth Avenue and Broadway to the Community Board 12 Manhattan's Traffic and Transportation Committee (T&T) on March 7th, 2011; and

WHEREAS: the NYC Plaza Program is a key part of New York City's effort to ensure that all New Yorkers live within a 10-minute walk of quality open space; and

WHEREAS: NYC DOT is working with not-for-profit organizations to create neighborhood plazas throughout the City; and

WHEREAS: the plaza will be operate, maintain, and manage by the Washington Heights and Inwood Development Corporation (WHIDC); and

WHEREAS: This proposed plaza will bring 10,000 sq ft of much needed protected open space to a neighborhood that is sorely lacking protected open space; and

WHEREAS: 2 charrettes offered opportunities for the public to express their desires for this new open space; and

WHEREAS: the proposed plaza will include an extensive treescape, fixed benches, moveable tables and chairs, an automatic public toilet, pedestrian lighting, a drinking fountain and a combined information kiosk and storage space, in accordance with the public's wishes; and

WHEREAS: the new space will accommodate both the seasonal Greenmarket and the La Plaza De Las Americas market that currently uses said location; and

THEREFORE, BE IT RESOLVED: that Community Board 12 Manhattan supports the reconstruction plan for West 175th Street between Wadsworth Avenue and Broadway presented by the DOT and DDC; and

THEREFORE, BE IT FURTHER RESOLVED: that Community Board 12, Manhattan calls upon the NYC Public Design Commission to approve this proposal.

Approved unanimously by: Committee 5-0-0; Board 2-0-0; Public 2-0-0

HEALTH & ENVIRONMENT COMMITTEE MINUTES – March 8, 2011

H&E COMMITTEE MEMBERS PRESENT: Steve Simon (Chair), Isaiah Bing, David Kach, Edgard Nau, Raybblin Vargas, Beatrice Hall (Public Member).

H&E COMMITTEE MEMBERS ABSENT: Helen Morik (Excused)

CB 12 MEMBER PRESENT: Fe Florimon

GUESTS: Janet Garth and Maggie Groh, NYPH School-Based Health Centers; Julio Batista, NYPH; Betty Lehmann, Isabella Geriatric Center; Casilda Maldonado, 1199 union.

S. Simon, chair, called the meeting to order at 7:21 p.m.

1. **Health Services at Local Intermediate and High Schools** – Janet Garth, Director, and Maggie Groh, Practice Administrator, New York-Presbyterian Hospital School -Based Health Centers.

Julio Batista, NYPH Director of Community Affairs, began by saying that he decided that the H&E Committee should hear this presentation in view of the series of meetings we recently held with local mental health providers since the school-based health centers (SBHC) also provide mental health services.

J. Garth began the presentation and said the following:

- program has been operating for 25 years and is located in four sites in Washington Heights-Inwood: George Washington H.S. campus, I.S. 52, I.S. 143 (which houses three schools) and the former I.S. 164 (which now houses M.S. 326 and 328)
- also located in three school buildings in Central Harlem: Thurgood Marshall Academy, I.S. 136 (3 schools) and the Promise Academy
- funded by NY State Department of Health; Governor maintains funding in his proposed budget
- received additional grant from NYSDOH to build a new center at the JFK H.S. campus
- centers have at least three professional staff (GWHS has two of each):
 - a licensed practitioner, nurse practitioner or physician's assistant, who can diagnose and treat conditions, prescribe medicine, stabilize asthma patients, etc.
 - a psychologist or licensed clinical social worker
 - health educator
- they manage kids' diabetes, asthma, other chronic illnesses; kids with complex medical needs can stay in a mainstream school; they can see a psychologist or social worker without any stigma
- provide immunizations for recent immigrants
- several emergencies at GWHS last year, including a stabbing; the SBHC provided mental health services to victim and witnesses and bereavement counseling after another student died on last day of school
- allows parents to stay at work rather than take off to bring kids to see a doctor; parents are consulted and provide consent for treatment
- serve a total of over 5,900 students in WH-I, 80% of the population at the various schools
- 9,000 medical visits; 5,000 mental health visits during the 2009-10 school year at the four WH-I sites (over 24,000 visits combined in all seven sites)

M. Groh said she has worked for the program for 13 years and added the following: it has expanded its preventive services in recent years with annual health fairs for parents and siblings of students. Older kids are treated for mental health issues such as suicidal tendencies, self-injury, partner violence, bullying, behavior problems, ADHD, family stresses, anxiety and depression. We are the crisis center for any child abuse report, rape victims and any kind of trauma.

- Health educators go into classrooms to talk about STDs and other issues
- The centers are a branch of NYPH; they will be on the electronic medical record system in the fall
- Specimens are processed at NYPH labs
- Staff are all bilingual

S. Simon: Our committee and CB 12 have ranked construction of a new SBHC at Gregorio Luperon HS as one of our capital budget priorities – do you support that request?

J. Garth: Luperon has room set aside for a SBHC, but there is no funding for ongoing support. We are focusing our energies on maintaining the City funding for the Thurgood Marshall Academy site.

M. Groh: Many kids have not succeeded in school because of vision problems. We have been working with optometrists to get glasses for them. In 2008, 480 students at GWHS failed vision tests; we got glasses for 200 of them free of charge. Medicaid only allows glasses once every two years.

J. Garth: We would like this to be an ongoing program. It's a big funding priority.

At this point J. Batista asked the committee to approve a draft resolution in support of maintaining the funding for the NYPH school-based health centers. The committee reviewed the draft, and after a brief discussion, D. Kach moved that the resolution be approved. The motion carried by the following vote:

Committee Members	4-0-0
Public Member	1-0-0
Other Community Board Members	1-0-0
Members of the General Public	4-0-0

2. NYPH Report – In Helen Morik's absence, Julio Batista gave the following report:

- Radiation Oncology Department is being expanded in the sub-basement of the north wing of the Children's Hospital (old Babies Hospital); will be completed early next year. There will be two new Liniac [similar to CAT scan] machines. The garden will be restored to its previous condition. The plaque marking the location of the home plate at the old Hilltop Stadium (the field for the Highlanders, who later became the Yankees) is being safely stored and will be returned.
- State Budget Outlook – Helen is lobbying in Albany today. Medicaid Redesign Team (MRT) appointed by Governor Cuomo voted on its recommendations. In Governor's original budget proposal, NYPH would have lost \$90-100M. If MRT plan is adopted by the Legislature, which is not yet clear, NYPH would lose \$50M. The loss will be substantial. Medicaid funding for hospitals has been cut seven times in three years – health care has been hit disproportionately in the state budget. NYPH has not cut programs, just eliminated positions; some people were laid off. The most important thing is to preserve quality of patient care.
D. Kach: what does \$50M represent as a % of your state revenue?
J. Batista: not sure, will check and get back to us
- Rumored Closing of Geriatric Practice at 99 Fort Washington Ave. – not aware of it, tried to check today after learning it would be on agenda but didn't find out anything.

3. Report from the Front – At this point, Raybblin Vargas, who had been lobbying against the health care cuts in Albany today as a staff member of the Health Education Project, arrived at the meeting. She said that she attended the State Legislature's hearing on the Health budget and was disappointed that our two local Assembly Members did not offer any comments or ask questions. The town meeting on the budget sponsored by the uptown community boards, which she is coordinating, has been postponed. The first hour will be devoted to testimony by community-based organizations; the second hour to testimony from the community-at-large. The CB chairs then will ask questions of the legislators.

4. Impact of State Budget Cuts – Betty Lehmann, Director of Marketing and Communications, Isabella Geriatric Center: "It's a moving target." There have been 9 cuts to the long-term care industry in the last three years. Governor originally cut \$2.85 billion from health care; it was modified to \$2.3 billion. Isabella's total revenue: \$120M. MRT plan cuts \$6.5M (not counting home care cuts). Has 1600 employees; 100-120 full-time staff would be laid off. MRT passed 79 proposals; the language is not clear. In particular, Isabella has a problem with #90, which deals with home care. Isabella's program, whose administrator made a presentation to the joint H&E/H&HS meeting last month, is jeopardized. MRT plan is to "move everyone into managed long-term care, but one solution doesn't fit all....we need a variety of different solutions and cost controls, not the simple remedy they fashioned... They won't take care of people with complex problems...It would imperil residents of northern Manhattan."

R. Vargas: for-profit agencies were the targets because of a lot of double-billing

B. Lehmann also reported the following: 1) the city's Dept. for the Aging issued today a list of 110 senior centers threatened with closing because of state budget cuts. Three are in our district: Church on the Hill, Dyckman and Inwood. 2) National Council on Aging awarded a \$130,000 grant over two years to Isabella to operate a Benefits Entitlement Center for seniors, people with disabilities, etc. It will be located at its storefront at Broadway and W. 169th St.

5. **Update on Brownfield Site at 4566 Broadway** – S. Simon reported that he spoke today to the project manager at the NY State Dept. of Environmental Conservation, who told him that the owners of two buildings (4580 Broadway and the YM-YWHA at 54 Nagle Ave.) have agreed to provide access for the testing, that approval is expected from the owners of 10 Hillside Ave. and 31 Nagle Ave., but there was concern about gaining access to 25 Nagle Ave. The developer's environmental consultant has started collecting soil vapor samples, which should be completed by March 31. Results should be available by mid-May. He distributed a new fact sheet prepared by NYSDOH on soil vapor intrusion.
I.Bing reported as follows: He met with Reliant, the consultant, at the site. Council Member Rodriguez's office called the landlord for 25 Nagle, who agreed to provide access. Old dry cleaner store at 10 Hillside is more of a concern. Testing will be done at the school playground next to the brownfield site . 4580 Broadway used to be site of a truck repair facility; cinder coal there might have leached over to playground. Testing will start tomorrow and continue all of next week. Consultant agreed to add wells further up on Nagle Ave. past the Y and agreed to test at 55 Nagle Ave., which CB 12 had requested. Consultant believes contamination is also coming from other areas, including Fort Tryon Park. Vapor barrier will have to be installed at 4580 Broadway and maybe at 10 Hillside Ave. A vapor mitigation system will be installed in the new building at 4566 Broadway. He said he will accompany the consultant on the site again next week. The consultant will discuss ways to treat contaminated groundwater using new technology that will cut usual time in half to 2½ years.
6. Mail was reviewed, including a Daily News article predicting that "bedbug infestations will explode this year."

The meeting was adjourned at 9:28 p.m.

Respectfully submitted,
Steve Simon

Health & Environment Committee

March 3, 2011

WHEREAS: Washington Heights-Inwood has significant and ongoing health care needs, and New York-Presbyterian Hospital (NYPH) has provided medical, mental health and health education services through its four School-Based Health Centers in this community and three others in Central Harlem for over 25 years; and

WHEREAS: NYPH's Center for Community Health and Education operates School-Based Health Centers at the Inwood Community Campus (I.S. 52), the I.S. 143 campus, the I.S. 164 campus and the George Washington H.S. Educational Campus, providing these comprehensive services to over 5,900 students in the various schools housed in those buildings; and

WHEREAS: Over 80% of the students in those schools are enrolled by their parents in the School-Based Health Centers and utilized them for treatment of acute illness, first aid, immunizations, asthma treatment, management of chronic diseases (such as diabetes or sickle cell anemia), sports physicals, reproductive health education and on-site mental health care; and

WHEREAS: The annual funding for these vital health services is at risk for substantial cuts in the New York State and New York City 2011-2012 budgets; now, therefore, be it

RESOLVED: Community Board 12-Manhattan urges our local elected officials to do everything possible to maintain the current funding levels for the essential services provided by the School-Based Health Centers operated by New York-Presbyterian Hospital.

The above resolution was approved by the following vote:

Committee Members	4-0-0
Public Member	1-0-0
Other Community Board Members	1-0-0
Members of the General Public	4-0-0

Economic Development Committee- Minutes

March 1, 2011

EDC Members Present: Rolando Cespedes, George Espinal, Melanie Hidalgo, Edith Prentiss, Ruddy Santana, Angela Sanchez

EDC Members Excused: Nicole Foster, Tony Lopez and Leonardo Blackman

C B 12 Members Present:

Staff Members Present: Paola Garcia

Public: Inspector Joe Dowling – 33rd PCT, Donald Arthur – Third Palm Tree, Elio Elias, Johnny Caro – 148 Nagle Ave Rest Corp., Justin Bermudez, Jay Bermudez, Isabel Santiago, Victor Santos – Sushi Vida dba Mama Sushi, Guadalupe Ramales – La Fiesta, Geoffrey Booth, Henry Roa, Elizabeth Porter, Raul Acosta, Denise Vidal, Tian C. Li – Jade House, James McDonnell, Jackelin Burgos, Rafael Osorio, Francisco Flores, Miguel Acosta – Junior's Tacos.

In the absence of the Nicole Foster (chair), George Espinal chaired the meeting.

Renewal SLA On-Premises Liquor License

- 1) 148 Nagle Avenue Rest. Corp., (148 Nagle Ave., Thayer St.) John Caro (owner) stated he has been in business since 3/15/71. There are 6 security cameras inside. There are 6 employees. They serve no food. There is a jukebox. They open at noon and close at 4 AM every day. The bar has 21 stools and 4 tables which seat 16. There is a pool table. While there is no step into the establishment, the corridor to the rest rooms is very narrow. The 34th Pct has no issue or objections to the license renewal. **Vote Committee: 6-0-0, Public 16-0-0**
- 2) Sushi Vida Inc. dba MamaSushi (237 Dyckman St. Seaman Ave.) Victor Sanchez (Manager) stated there are 6 security cameras inside the restaurant. There are 10 employees. They serve Dominican Japanese food. There is a Bose Surround Sound System playing background music. They are open from noon to 2 AM during the week and close sometime before 4 AM on the weekend, but they may closer earlier depending on business. They are wheelchair accessible. MamaSushi signed the agreement brokered by Assembly Member Farrell & Council Member Jackson. The 34th Pct has no issue or objections to the license renewal. **Committee: 6-0-0, Public 17-0-0**
- 3) Third Palm Tree Inc. (2145 B Amsterdam Ave., W. 166-167 Sts.) Donald Arthur represented the owner Charles Barhart (?). The bar has been in business for over 30 years. He was not sure if there are any security cameras. There are 5 employees. They serve no food. There is a jukebox. They are open 4 PM-4 AM on Sun-Wed and noon to 4 AM on Thursday-Saturday. The 33rd Pct only concern was double parking problems but did not object to the license renewal. **Committee: 6-0-0, Public 13-0-0**

Renewal SLA Restaurant Wine License

- 4) Zervian Café Corp. (206 Dyckman St., Vermilyea-Dyckman Sts.) Jacqueline Burgos (owner) was not sure if they have security: cameras. There are 4 employees. They serve Dominican food. There is a jukebox. They are open 7 AM to midnight 7 days a week. There are 4 tables that seat 16. The 34th Pct has no issue or objections to the license renewal. **Committee: 6-0-0, Public 15-0-0**

- 5) La Fiesta Restaurant Corp. (3797 Broadway, W. 158th St.) Guadalupe Rames (owner) stated Years at location; There are 4 cameras. They have 5 employees. They serve Mexican food. There is a jukebox. They are open from 11 AM to midnight 7 days a week. There are 9 tables that seat 20. They are wheelchair accessible. The 33rd Pct has no issue or objections to the license renewal; **Committee: 6-0-0, Public 16-0-0**

- 6) Lucky Jade House Inc. (4028-4030 Broadway, W. 169th St.) Peter Li represented the owner Tian C. Li who was also present. He ha owned the restaurant for 3 years. They serve Chinese & Japanese food. They have security cameras inside but none outside. There are 4 employees. They are open 11 AM to 11 PM 7 days a week. The capacity is 30-35 customers. There is a ramp for wheelchair access and will post a sign to inform potential customers. The rest rooms are accessible. The 33rd Pct has no issue or objections to the license renewal; **Committee: 6-0-0, Public 16-0-0**

- 7) Mi Millennium Restaurant (220 Nagle Ave., Academy St.) Isabel Santiago (owner) stated there are 4 cameras inside. There are 5 employees. They serve Dominican food. They are open 8 AM to midnight 7 days a week. There is a jukebox. There are 5 table that seat 25. The restaurant and restrooms are accessible. The 34th Pct has no issue or objections to the license renewal; **Committee: 6-0-0, Public 15-0-0**

Renewal SLA Eating Place Beer License

- 8) Don Panchito NY Corp. (2102 Amsterdam Ave., W. 164th St.) Francisco Florews, owner, stated they aea sn=small establishment with 6 table that can seat 9 and a couple at the small bar. There are 4 cameras inside. They serve Mexican food. There are 2 employees. They are open 3 PM – 3:30 AM 7 days a week. There is a jukebox. Previously, there was a homicide in front from a fight that started in the restaurant. Since then there have been no problem but the Pct is putting them on notice not to have additional incidents. 33rd Pct has no issues or objection to the lice renewal. **Committee: 4-0-2, Public 14-0-0**

Renewal Taxi & Limousine Commission Base

- 9) Xpress Transportation & Multi Service Inc. (958 St. Nicholas Ave., W. 158th St.) No representative was present. The 33 Pct reported there have been problems with double parking at their office but it is difficult to know if is from the base or the car audio store nearby. **Committee: 0-0-6, Public 4-0-4.**

New SLA On-Premises Liquor License

- 10) Floridita Restaurant Uptown #2 Inc. (3856 10th Ave., 206th St.) Raul Acosta represented owner Sonia Vega who also own Floridita at 177 St. & Broadway. They serve Dominican-Cuban food. There are 4-6 cameras inside and 1 outside. They have 14-15 employees. There is a jukebox. Hey will be open 7 AM-1 PM Monday – Friday and 7AM-1 AM on weekends. Hours; 10 seats at the bar and 9 tables seating 36. The 34th Pct is reserving comment until they do a walkthrough. Vote (contingent upon the Precinct’s walk through) **Committee: 6-0-0, Public 17-0-0**

11) Aquino Billiard Club Dominicano Inc., (566 W. 181st St., St. Nicholas Ave.) Henry Roth represented the new owner Malia Lopez. They came in front of the committee several months ago when they planned to add a kitchen. That plan was not feasible, so they are now applying for an On-Premise liquor license. The offer limited service restaurant (mostly appetizers, tapas, burgers). There has been a billiards parlor in this location for 30 yrs. In 2005 the previous owner had a liquor license. It was closed for a period of time. There are 12 cameras. There are 8 employees. They are open Mon-Th 4-10:30 PM; Fri – Sat 4 PM-3:30 AM; and Sun 3-10 PM. They are located on the second floor, there is an elevator and the rest rooms are accessible. They have a 21 & older policy. There are 2 exits. The capacity is 107. They have 21 pool tables. The 34th Pct object to an on premise license due to quality of life issues. Their lawyer questioned why the 34th Pct did not object when they came before the Committee, the last time. **Committee: 0-0-6, Public 7-0-4.**

New SLA Restaurant Wine License

12) Hallacas Corp. (253 Sherman Ave., Isham St.) Miguel Acosta (owner) stated this is the same location of his Junior Taco. He also owns Mimosa (?). There are 3 cameras one is outside. It is very small approximately 1,000 sq feet. There are 10 tables with 2 seats each and there is a counter that seats 3. It will be open 24 hours serving beer, wine and food. Customers must buy food to get beer or wine. The 34 Pct is reserving comment until they do a walkthrough. Vote (contingent upon the Precinct's walk through). **Committee: 5-0-1, Public 16-0-0.**

Economic Development Committee
RESOLUTION #1
Renewal – SLA – On-Premises Liquor License
March 1, 2011

Whereas, 148 Nagle Avenue Restaurant Corp., located at 148 Nagle Avenue, (at the corner of Thayer St.) has duly notified Community Board 12 of its intent to file an application for a Renewal On-Premises Liquor License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about 148 Nagle Avenue Restaurant Corp.; and

Therefore Be it Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On-Premises Liquor License for 148 Nagle Avenue Restaurant Corp., located on 148 Nagle Avenue.

EDC 6-0-0, Board 0-0-0, Public 16-0-0

Economic Development Committee
RESOLUTION #2
Renewal – SLA – On-Premises Liquor License
March 1, 2011

Whereas, Sushi Vida Inc. dba Mama Sushi, located at 237 Dyckman Street, (At the corner of Seaman Avenue.) has duly notified Community Board 12 of its intent to file an application for a Renewal On-Premises Liquor License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Sushi Vida Inc. dba Mama Sushi; and

Therefore Be it Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On-Premises Liquor License for Sushi Vida Inc. dba Mama Sushi located on 237 Dyckman Street, providing that they continue to observe all accessibility requirements and work to prevent quality of life issues in their local community.

EDC 6-0-0, Board 0-0-0, Public 17-0-0

**Economic Development Committee
RESOLUTION #3
Renewal – SLA – On-Premises Liquor License
March 1, 2011**

Whereas, Third Palm Tree Inc. located at 2145 B Amsterdam Avenue, (Bet. W. 166th & W. 167th Sts.) has duly notified Community Board 12 of its intent to file an application for a Renewal On-Premises Liquor License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Third Palm Tree Inc. ; and

Therefore Be it Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a renewal of the On-Premises Liquor License for Third Palm Tree Inc., located on 2145 B Amsterdam Avenue.

EDC 6-0-0, Board 0-0-0, Public 13-0-0

**Economic Development Committee
RESOLUTION #4
Renewal – SLA – Restaurant Wine License
March 1, 2011**

Whereas, Zervian Café Corp. located at 209 Dyckman Street, (Bet. Vermilyea & Dyckman Sts.) has duly notified Community Board 12 of its intent to file an application for a Renewal of its Restaurant Wine License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police 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., located at 209 Dyckman Street.

EDC 6-0-0, Board 0-0-0, Public 15-0-0

**Economic Development Committee
RESOLUTION #5
Renewal – SLA – Restaurant Wine License
March 1, 2011**

Whereas, La Fiesta Restaurant Corp., located at 3797 Broadway, (at the corner of W. 158th St.) has duly notified Community Board 12 of its intent to file an application for a Renewal of its Restaurant Wine License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about La Fiesta Restaurant 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 La Fiesta Restaurant Corp., located at 3797 Broadway.

EDC 6-0-0, Board 0-0-0, Public 16-0-0

**Economic Development Committee
RESOLUTION #6
Renewal – SLA – Restaurant Wine License
March 1, 2011**

Whereas, Lucky Jade House Inc., located at 4028-4030 Broadway, (at the corner of Broadway.) has duly notified Community Board 12 of its intent to file an application for a Renewal of its Restaurant Wine License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Lucky Jade House 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 Lucky Jade House Inc., located at 4028-4030 Broadway.

EDC 6-0-0, Board 0-0-0, Public 16-0-0

**Economic Development Committee
RESOLUTION #7
Renewal – SLA – Restaurant Wine License
March 1, 2011**

Whereas, Mi Millenium Restaurant, located at 220 Nagle Avenue, (at the corner of Academy St.) has duly notified Community Board 12 of its intent to file an application for a Renewal of its Restaurant Wine License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Mi Millenium Restaurant; 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 Mi Millenium Restaurant, located at 220 Nagle Avenue.

EDC 6-0-0, Board 0-0-0, Public 15-0-0

**Economic Development Committee
RESOLUTION #8
Renewal – SLA – Eating Place Beer License
March 1, 2011**

Whereas, Don Panchito NY Corp., located at 2102 Amsterdam Avenue, (at the corner of W. 164th St.) has duly notified Community Board 12 of its intent to file an application for a Renewal of its Eating Place Beer License; and

Whereas, 33rd Precinct expressed concerned about the security at the location. The Committee encouraged the owners to establish bona fide security personnel at that location; 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 Don Panchito NY Corp., located at 2102 Amsterdam Avenue.

EDC 4-0-2, Board 0-0-0, Public 14-0-0

**Economic Development Committee
RESOLUTION #9
Renewal – TLC – Livery Car Base License
March 1, 2011**

Whereas, Xpress Transportation & Multi Service Inc., located on 958 St. Nicholas Avenue, (at the corner of W. 158th St.) has duly notified Community Board 12 of its intent to file an application for a renewal of its Livery Car Base License ; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Xpress Transportation & Multi Service Inc. although the owners were not present; and

Therefore Be it Resolved, that Community Board 12 offers **no objection** to the Taxi & Limousine Commission granting a renewal of its Livery Car Base License to Xpress Transportation & Multi Service Inc., located on 958 St. Nicholas Avenue.

EDC 4-0-2, Board 0-0-0, Public 14-0-0

**Economic Development Committee
RESOLUTION #10
NEW – SLA – On-Premises Liquor License
March 1, 2011**

Whereas, Floridita Restaurant Uptown #2 Inc., located at 3856 10th Avenue, (at the corner of 206th St.) has duly notified Community Board 12 of its intent to file an application for a New On-Premises Liquor License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Floridita Restaurant Uptown #2 Inc.; and

Therefore Be it Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a New On-Premises Liquor License for Floridita Restaurant Uptown #2 Inc., located at 3856 10th Avenue.

EDC 6-0-0, Board 0-0-0, Public 17-0-0

Economic Development Committee
RESOLUTION #11
REJECTION - NEW – SLA – On-Premises Liquor License
March 1, 2011

Whereas, Aquino Billiard Club Dominicano Inc., located at 566 W. 181st Street, (at the corner of St. Nicholas Avenue.) has duly notified Community Board 12 of its intent to file an application for a new On-Premises Liquor License; and

Whereas, the Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts to discuss this application; and

Whereas, 34th Precinct expressed concerned regarding that location due to nearly a dozen incidents inside and just outside the establishment that all originated within the premises. These include but are not limited to assaults grand larceny, sale to a minor, sale after hours; and

Therefore Be it Resolved, that Community Board 12 expresses its **STRONG OBJECTION** to the State Liquor Authority granting a new On-Premises Liquor License to Aquino Billiard Club Dominicano Inc., located at 566 W. 181st Street.

EDC 0-0-6, Board 0-0-0, Public 7-0-4

Economic Development Committee
RESOLUTION #12
NEW – SLA – Restaurant Wine License
February 1, 2011

Whereas, Hallacas Corp., located at 253 Sherman Avenue, (at the corner of Isham St.) has duly notified Community Board 12 of its intent to file an application for a New Restaurant Wine License; and

Whereas, The Economic Development Committee, having met on March 1, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Hallacas Corp.; and

Therefore Be it Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a New Restaurant Wine License for Hallacas Corp., located at 253 Sherman Avenue.

EDC 5-0-1, Board 0-0-0, Public 16-0-0

RESOLUTION SUMMARY SHEET

<u>RESOLUTION</u>	<u>APPLICANT NAME</u>	<u>LICENSE TYPE</u>
1	<i>148 Nagle Ave. Restaurant Corp.</i>	RENEWAL – On-Premises Liquor License
2	<i>Sushi Vida Inc. dba Mama Sushi</i>	RENEWAL – On-Premises Liquor License
3	<i>Third Palm Tree Inc.</i>	RENEWAL – On-Premises Liquor License
4	<i>Zervian Café Corp.</i>	RENEWAL – Restaurant Wine License
5	<i>La Fiesta Restaurant Corp.</i>	RENEWAL – Restaurant Wine License
6	<i>Lucky Jade House Inc.</i>	RENEWAL – Restaurant Wine License
7	<i>Mi Millenium Restaurant</i>	RENEWAL – Restaurant Wine License
8	<i>Don Panchito NY Corp.</i>	RENEWAL – On-Premises Liquor License
9	<i>Xpress Transportation & Multi Service Inc.</i>	RENEWAL – TLC-Livery Car Base License
10	<i>Floridita Restaurant Uptown #2 Inc.</i>	NEW – On-Premises Liquor License
11	<i>Aquino Billiard Club Dominicano Inc.</i>	REJECTION -NEW – On-Premises Liquor License
12	<i>Hallacas Corp.</i>	NEW – Restaurant Wine License

Committee for the Concerns for Aging
March 8, 2011
At Community Board 12 Office
711 W. 168th Street

Committee Members

Gloria Vanterpool, Chair
Edgard Nau, Asst. Chair
Glenda Massa, excused

Public Members

Norma De Candido

Guests: Yael Ramer, S.Serv. Intern, Erica Campagna, S.Serv. Intern, Geoffrey Mellon, S.Serv. Intern, all from Isabella Geriatric Center, David Currier, Outreach Worker, Yure Shoji, Soc. Wkr. both from Upper Man. Mental Health Center, Ethel Linder Stoll, Ginia Addeo, and Katherine Chen, Cuny (City College) of New York, Martin Collins, Council Member Jackson's Office, Mark Bonds, Visions, Inc.

Meeting opened at 10:15am

Chairperson Gloria Vanterpool presided

Warm welcome was extended to all and all present introduced themselves.

Immediate concern was raised regarding the closing of our senior centers (3) namely, Dyckman, Church on the Hill and Rain Inwood Senior Centers. This is serious. It would great effect over 200 senior citizens residing in our community and cutting services that these centers provide on a daily basis which include a hot meal, activities, health and education at a time when seniors are facing many hardships. The fear that this is the continual stripping of funding with a goal to close all centers in the future. Councilman Jackson plans a rally at City Hall Council and Sen. Espailat with Councilman Rodriquez and Assemblyman Linares rallied with senior citizens in front of Rain Inwood Senior Citizens on Mar. 4th. The committee voted to draw up a resolution to present to the Community Board that would demand that all movement by our legislative leaders be made to stop cuts from the State and the City. E. Nau proposed that we join with the health committee to do this. Chairperson will meet with the chairperson of the health committee for discussion. In addition, it was announced that the geriatric clinic at 99 Ft Washington Ave. will close in June, 2011. This presents another serious loss to our seniors in our community. A meeting is scheduled with the chairperson of our Community Bd. #12, chairperson of health & environment as well as our committee chairperson to discuss the problem and possible solutions. This geriatric unit has been in existence for over a decade and would present a serious loss for health services to our seniors. Results of that meeting will be reported at our next meeting. All of these cuts demand serious action and this committee will work with all groups that are advocating ceasing cuts to the elderly in our community as well as the city. This would include senior centers, Adult day Care, NORC, Nursing Homes, Case Management and Transportation, Medicare and others.

Transportation Committee.

A public forum on "Bike Lanes and Safety is schedule for April or May and the aging committee will participate with the planning. It was suggested by the aging committee that the Forum be held at a site in the upper part of our district. (i.e. Ft Tryon Home).

Boro Pres. Advisory

Robin Robers of N.Y. Elder Abuse Centers presented a summary of the centers services for the elderly. After the presentation, it was agreed that this info should be shared at one of our meetings and follow-up will be made for a scheduled meeting date.

Mark Oleander of AARP spoke about a new program call New Medicare Fraud Fighters. Training is now going on to teach volunteer individuals to be a fraud fighter. One of their representatives will come to our meeting and discuss the particulars of this program

WHICOA

New unit was formed on Bereavement Counseling. A scheduled date will be made for a representative to come to our meeting and discuss particulars for the program.

Upper Manhattan Mental Health Center

Our guest speakers, David Currier, outreach worker and Yuri Shoji, social worker spoke of the services offered at the center. In addition to those services, they have an Elderly program that helps older adults live independently and in their homes. Staff makes visits to the home bound.

Yuri Shoji, social worker, spoke of being available to visit the senior centers and discuss in a group setting issues in daily living and day to day personal conflicts. The committee will work with them to see how this activity would be introduced into the centers

Visions

Mark Bonds gave a brief presentation of the services that Visions offers to the Blind and visually impaired individuals. We will schedule Mr. Bonds to return and continue his inclusive presentation offering tips and info to conserve our vision.

Announcements

April 12 Hiring Qualified Workers with Impaired Vision @
Isabella Geriatric Center 8:30am - 11am

Next Aging Committee Meeting

At

Nagle Y Senior Center

54 Nagle Ave. New York, N.Y.

At 10:15am

**Youth and Education Committee
Community Board 12
Thursday, March 10, 2011**

Present: Fe Florimon – Asst. Chair, Jackie Rowe Adams, Juan Alonzo, Manny De Los Santos, Angelo Ortiz, Alyce Smith, Rabblin Vargas

CB12 members:

Absent: Leonardo Blackman, Maria Luna

Public: Roberto De La Rosa, Gloria Pazmino – Manhattan Times, Mariko Yamasaki – Community Impact, Al Kurland – P.A.L, Ginia Addo, Leo C., Gullermo Enrique Ching, Jennie Adler, Bryan Davis, Josh Karan.

Chairing: Assistant Chair, Fe Florimon

Agenda

- Welcome and review of the agenda
- Planning and discussion of Charter School Forum
 - a. Planning to have an educational forum sometime in May, the tentative dates are Saturday May 21 or May 14 10:00 am – 2:30 pm, location still pending
 - b. Forum is being organized because we have had a few charter schools wanting to have a school in Washington Heights; it opened a lot of discussion when Sosua attended a committee meeting soliciting our support
 - c. A Form was distributed to the public to answer questionnaire which will help shape the discussion points at the forum about Charter school
 - d. Question: Brian Davis, VP of District 6 CEC, what is the purpose of the forum? Is it informative or a debate?
 - i. Fe stated that many people in the community do not have enough information about what is a charter school and its main purpose is to educate the community.
 - ii. Brian Davis, suggested instead of calling it a Charter School forum, and frame it as a “School Choice” forum
 - iii. The goals of this forum
 1. there is a “Middle School” choice were parents are guaranteed that their children will be in a zoned school and have the choice of others; Council wants to work to have schools stay in district for their children’s education
 - iv. Alyce Smith – Isn’t charter school a choice?
- Roberto de La Rosa – parent advocate and has been working hard when he heard about the fact that students no longer have art, music, and other courses that are important for education. How is the forum being promoted so that the important stakeholders are present at the forum? Co-location is an issue that is not fair to the students of Washington Heights.
 - Fe said that several public officials will be part of the forum

- Roberto would like to have the superintendents both from high school and middle school be present
- Al Kurland- is concerned about calling the forum “School Choice” because the terminology has been adopted by one side and slants; need to push the charter school debate to what is actually is today.
- Josh Karan – Parent Training Program (Adopted the Washington Heights Inwood Coalition; two weeks ago they held a parent forum on charter school; who speaks at the forum will determine the value; at their forum they invited Racy Dunn, head of the Charter School office and he sent his assistant who was not knowledgeable about the system; he found out that many of the past public advocates are now working for charter schools; the organization of this forum, a lot more attention should be paid to who should speak at this forum from both sides; at the last Y&E meeting he submitted questions that we should look at; suggesting: Title: “Charter Schools: What does it mean for the parents of this community?”; according to Pamela North, this forum is with CB 4 and CB 5 – do they have a choice who will be the presenters at this meeting?;
 - He recommends: invite David Levin of KIP, and Leonie Hamison, Class Size Matters, Mona David’s, founder Chairperson of the Parent Charter School Association
- Marsha – balance is key; parent need to be as informed; would like a list before forum to be publicized

Who is in the committee?

- Elizabeth Pepin, Pamela Palanque-North, and Fe Florimon

Jackie Rowe-Adams: suggest that we all get on the same page and then come back in next Y&E meeting to be able to be clear about what the forum is about

Presentation: Visions Charter School for Advanced Math and Science – Jennie Soler Macintosh, Director of Community Engagement

- New Visions for Public Schools is a non-profit since 1989, that have opened various district public schools
- Are planning to open 2 charter high schools at JFK
 - 1. Advanced Math & Science 2. Humanities; they are college preparatory schools
 - They are opening a 9th grade, 125 students
 - Opening where they have already have 4 already established
 - Ellis preparatory is in its third year
 - Large Kennedy has 1200 students
 - Core tenets: Focus on developing on reading, writing skills in all of the schools, students work on projects to be presented at the end of each semester, they will learn research, analysis, and all faculties are coordinated to be under assistant principles and will share responsibility for the total development of the school.
 - Interested in working with ELL, all of their materials are bilingual
 - Predominate students are latino, African-American Title 1 students

- Looking to develop “best practices” from their experience of charter schools and district schools.
- Roberto de La Rosa Questions: “How will you be able to manage discipline in the school”
- Manny de los Santos Questions: how do they gage performance of the students? Jennie Soler, says that they are SUNY certified and they have very high metrics: 90% attendance, 90% retention, 90% graduation, they work closely with student date closely with co-work team of teachers where they track student performance

Community Impact – Mariko Yamasaki

Partnering with New Heights for job training at the Armory

“Green Met” training funded by DYCD

- 18 – 21 to be certified energy auditors
- Need social security card, birth certificate, proof of income of supporter
- 4 week training
- Free
- 8 – 15 years
- Teachers are Graduates for Sustainability
 - To be certified as energy auditors
 - Training starts monthly
- Job placement is part of the training; work with mentors in subsidized internships
- Tracking of graduated students will be done by Columbia

HOUSING & HUMAN SERVICES - MINUTES
March 3, 2011

COMMITTEE MEMBERS PRESENT

George Fernandez, Chair
Juan Alonzo
Melanie Hidalgo
Alyce Smith

COMMITTEE MEMBERS ABSENT

Glenda Swanson-Massa
Frank Alvarez
Carole Mulligan

BOARD MEMBERS PRESENT

Staff Member Present: Ebenezer Smith, District Manager

Guests: Martin Collins – Council Member Jackson, John C. Galvin, Laurie Galvin, Zorida Lloyd, Margaret Vallerio, Arthur Vallario, Altigracia Ciprian, Darren Nimmicht, Tom Cicero, Ellen Keating, Robert Keating, Frank Connelly, Ben Rose, Katie Bukofzer, Miriam Domenech, Maria Torres, Guadalupe Victoria, Caludia Hart, Claudia Ciprian- Community Residents.

=====

George Fernandez, Opening remarks to tenants @ 510 West 218th Street (issues and concerns)
George indicated resources would be supplied for the establishing of a tenant association during a portion of meeting

Those present from agencies included:

- HPD Special Enforcement Unit
 - Barbara Flynn
 - Joe Courtine
 - Mario F. *Assistant Commissioner HPD code Enforcement*
- Martin Collins – Robert Jackson's Office

Discussion began with conversation about the fire:

- Repairs, public halls, some tenants are still there, restoring gas, vacated apartments
- HPD will follow all repairs
- Vacated tenants want to be restored to their apartments
- Discussion re: rent reduction \$1 month
 - Owners must keep records
- Owners: progress has been reasonable
 - Have filed w/Dept. of Buildings
 - Plan approved
 - Restore damaged apartments
 - Tends to hire shoddy workers
- HPD indicated that contractors are not monitored by them, but work will be looked at
 - Follow up inspections are conducted by DOB
 - Contractors license on the line if work is not right
 - Permits should be posted by DOB
 - Timeline – funds, insurance can cause delay
 - Apartments are done in stages and
 - There can be structural issues
 - Some apartments can take 6 months, depending on damages
 - Gas meters can end up in cellar whereas, some buildings have meters and fuse boxes in apartment
- Tenants ask, does owner have to open walls
- Are tenants responsible for fixtures/cost since fire was not there fault

- HPD indicated that they are responsible for violations, maintenance inspections, hot water, and major leaks, (would focus on tenants)?
- DHCR – focus is major capital improvement
- No one has received a report from the Fire Dept as to cause of fire even though it is past three months
- Martin Collins from Jackson's office will contact FD and Met Rotech
- Security in building in question
 - 5th floor skylight damaged by rain (been fixed)
 - Doors are opened
 - Intercom System not working
 - HPD enforcement unit will continue to monitor
 - HPD insist tenants must call 311 for court case purposes
 - 311 complaints come to HPD instantly
 - Jackson's office working w/the office of Vito Mustaciolo Deputy Commissioner of HPD
 - Suggestion that 40 families need to call 311
 - Need to flood 311 system
 - Complaint history appears on HPD web site
- Verizon not helping with phone and computers
- Tenant complain they do not trust Owner to handle their complaints
 - Tenants told to call 311 about garbage and lights
 - Landlord will comply w/tenants & REAL Property Laws
 - Tenants are happy that HPD is visual
 - Tenants complained that garbage is piled up high in their apartments
 - Doors are wide open, refrigerator stinks, apartments not secured
 - 2 lost their dogs who are still in apartment
 - Tenants want to know when they can move back into their apartments
 - They want to be there when that happens as they are missing valuables especially 1E & 2E
 - George suggested ways that tenants could deal with poor building maintenance
 - Landlord not talking to tenants
 - A Tenant lost 2 days pay because landlord said apt was to be cleaned out and it didn't happen
 - Tenant valuables are being taken
 - HPD to follow up with landlord
 - Women's husband died as a result of the fire (2H)
 - Jackson's office to connect her to the Red Cross

RECAP:

- HPD – continuous follow up, monitor timely repairs; filter questions through HPD enforcement unit and 311
- Debris removal; staff member at building, anything stolen, make a police report
- Martin Collins – reaching out to DOB, Fire Dept
- DHCR – MCI, Dept of Health, rats, Verizon, Red Cross

Tenant Association Meeting:

- George proceeds to start electing leaders
- George names positions that need to be filled and explains duties
 - Secretary to take notes,
 - Transportation, captains, translator, president and VP
 - form in lobby of building

- strategic planning
- Resources
 - Tenants guide to Housing to be translated for tenants
 - NY Real Property Law
 - DHCR – rent increases, heat, leadership, front line, back line, how many people at meetings and housing court
- Tenants had an association before, but people didn't always come to meeting. They are looking for others to back them up and to improve quality of life in building.
- What happen before is history
- Let landlord know lease holders are on the front line

Officers of Tenant Association

- Co-Presidents - Daren Nimnicht, Tom Cicero
- Vice President – John Galvin
- Secretary – Miriam Domenech
- Treasurer – Kristen Galvin
- Translator – Claudio Simbein
- Captain – Maria Torres, Frank Connolly, Bob Keating, Altagracia Ciprani
- Special Advisor – Ellen – 5A

510 West 218th Street Tenant Association

- Apply for rent reduction
- George stressed that they are now a team
- Need captains who are at home to let leadership know what is going on in building
- Plan next meeting in lobby
- George is reporting meeting to CB12 on 3/22
- NMIC do free training on tenants rights 212.822.8300)
- George had team meet with other tenants and each other to exchange phone numbers
- George explained general duties to everyone
- Building is landlords, if they put up signs, landlord will take it down, but you can put anything in your window
- Co-presidents make decisions that are best for everybody
- Post meeting
- Enroll Trespass Affidavit Program, 911 call