

Community Board 12, Manhattan
General Meeting – March 22, 2011 – Russ Berrie Pavilion
1150 St. Nicholas Avenue

PRESENT

Dora Maria Abreu	Nicole Foster
Jackie Rowe Adams	Julissa Gomez
Richard Allman	Melanie Hidalgo
Juan Carlos Alonzo	Rabbi Yosef Kalinsky
Anita Barberis	Ernest David Kach
Leonardo Blackman	Rabbi Yosef Kalinsky
Emilia Cardona	Elizabeth Lorriss Ritter
Rolando Cespedes	María Luna
George Espinal	Glenda Swanson Massa
George Fernandez	Helen Morik

Edgard Nau
Pam Palanque-North
Cheryl Pahaham
George Nelson Preston
Zead Ramadan
Andria Reyes
Tamara Rivera
Ruddy Santana
Steve Simon
Gloria Vanterpool

EXCUSED

Rev. Antonio Almonte
Wayne Benjamin James
Berlin
Cynthia Carrion
Martin Collins
Tony Lopez
Jasmine Moy
Elizabeth Pepin
Audrey Perez
Edith Prentiss

ABSENT

Isalah Bing
George Cruz
Rita McKee
Carole Mulligan

Chair Pamela Palanque-North convened the meeting at 7:14 PM, no quorum.

Chair's Report:

Chair North announced that Councilmember Ydanis Rodriguez had purchased equipment for the Board which will allow the Board to have simultaneous translation at Board meetings. Chair North also noted that the Councilman was working to find a way to get translators.

Chair North noted that the upper Manhattan community boards submitted a letter to State leaders regarding the impact of the State budget cuts. She also asked Board members to participate in an upcoming rally against the budget cuts, details of which would be provided by Raybblin Vargas. Chair North noted that no one was happy with the negotiations regarding the health care cuts, but that the process was over.

Chair also noted that she had received numerous calls from the press and reminded Board members that they were not to speak to the press as per the by-laws on Ouva Beer Garden and Baker Field. She noted that on the Baker Field issue, the Land Use Committee resolution received a tie vote and thus did not reflect the Board's opinions on Baker Field.

The Chair congratulated various Board members who were leaving the Board and thanked them for their service.

While the Board awaited quorum, Peter Walsh, owner of Coogan's, was presented with a proclamation by Councilman Robert Jackson from Councilmember's Jackson and Rodriguez, for sponsoring the Salsa, Shamrocks and Blues 5K Run each March since 1994. Liz Ritter and Aneiry Batista also presented a proclamation to Peter Walsh from Senator Adriano Espaillat commending Peter Walsh for the gift of the race to the community.

Chair North introduced Captain Brian Mullen, who would be serving as commanding officer of the 33rd Precinct, replacing Inspector Joe Dowling, who was transferred. Captain Mullen noted a rise in break-ins as warned people not to leave electronics, especially lap tops by windows where they are visible targets for theft.

Quorum was achieved and the agenda was adopted as amended by Board members Edith Prentiss and Wayne Benjamin to add SAPO item to the agenda and to note that Land Use was submitting two resolutions.

Elected Officials' Reports

Councilmember Robert Jackson

Councilman Robert Jackson began discussing the State budget and noted that Assembly Speaker Sheldon Silver informed him that the reductions to senior centers would likely be restored by the Senate and had already been restored by the Assembly.

Councilman Jackson also discussed his role in Baker Field, which he felt was intended to slow down the process. Councilmember Jackson held a meeting with Columbia University in Inwood on Friday, March 18, 2011 at which 120 people attended. The City Planning Commission had sent its decision to the City Council on February 22, which started the clock for Council action. To stop the clock, Councilmember Jackson obtained 7 signatures of fellow Councilmember's as required by Council process on March 2, which gave the community more time, until April 6, 2011. As a result of the Councilmember's extending the clock, on April 4, 2011, the Zoning and Franchise Committee will vote on the project; on April 5, 2011, the Land Use Committee will vote; and, on April 6, 2011, the full Council will vote. Columbia during the March Council meeting agreed to enter into a community benefits agreement as recommended by Community Board 12, and the Councilmember is seeking concerns and suggestions in writing from Board and community members in order to develop a community benefits agreement. Councilmember Jackson promised to make sure that Columbia would be a full partner to the community. He thanked Chair North and thanked Board members and stated that he looked forward to representing the community regarding the Baker Field issue.

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Councilmember Ydanis Rodriguez

Councilmember Rodriguez reported that CUNY faced a \$52 million deficit in the coming fiscal year 2012 because of State and City budget cuts. He also highlighted the importance of community colleges to community members as path to opportunity. Community colleges would be his special focus in particular—protecting funding and expanding programs.

Councilman Rodriguez noted that the community did not appear to be realizing new units of affordable housing, despite the City's very large affordable housing plan. Councilman Rodriguez announced that despite that, he was able to negotiate a 7A administrator for 552 Academy, and that he and HPD secured funds to redevelop the building, which was evacuated and declared uninhabitable. The tenants will pay the same rent and are guaranteed the same apartments although the project could take two years to complete, or possibly longer. Board member Maria Luna noted those two years was too long of a disruption for families and that they might move away. Councilman Rodriguez remarked that the temporary apartments would be located in the community.

Councilman Rodriguez featured advertisements and did mass mailings requesting community groups seeking funds for their projects to apply with his office for discretionary funding. The deadlines were March 24 for expense and April 8 for capital. His office is currently reviewing 180 requests for funding.

Regarding Columbia University, the Councilmember stated that the process followed was good and achieved community input. On Friday, March 18, 2011, 60 people attended Councilmember Jackson's meeting. On Sunday, March 20, 2011, 240 people attended Senator Espailat's forum. One community member asked whether Columbia would come back to the community if its approved plans were modified and put its plans in writing. Councilman Rodriguez noted that the process as led by Columbia has not been as open and transparent as it should be, and that his goal was to make sure that whole community was engaged in the process of developing this plan. Councilmember Rodriguez also noted that Senator Espailat's office will compile the questions and comments from the forum for Columbia University.

Board member Maria Luna commented that she felt insulted on Facebook and in the press debates regarding Baker Field and that she should not be subjected to it. Chair North also apologized that Maria had experienced being called the "B-word," and commented that talk like that had no place in public debates.

Public Speakers Session

Mr. Boris Pincus announced that the New York City Board of Elections was going to hire poll watchers during elections. He passed out literature.

Ms. Edith Prentiss stated that she was an Ambulatory Care Network Corporation board member to work with the hospital to develop a network of offsite faculty to provide continuing treatment. ACNC is very disturbed by the plans to close the 99 Fort Washington Avenue network practice that was established as a community benefits agreement years ago. These patients, seniors, will be sent back to Vanderbilt Clinic on the second floor. WHICOA and ACNC are very disturbed and hope something can be done about this.

Mr. David Currier, an outreach worker from Upper Manhattan Mental Health Center, (146th Street and Amsterdam Avenue) stated that the center will temporarily specialize in geriatric services, including medical and mental health care, case work services and assistance at obtaining benefits, short-term counseling and referrals. The City Council provided funding for this project for one year. The Center will speak on its services if requested by community groups.

Ms. Gloria Vanterpool, resident of Washington Heights, expressed her concern about the continuous cuts to senior centers and asked her Board members to sign a petition to send to Albany to keep the pressure on and make sure that the community would not lose four senior centers, the leaders of which believe that they could be closed.

Mr. Juan Alonzo spoke as a representative of Primerica Financial Services—works for a Bronx branch and wants to open a branch in Washington Heights. He has noticed that residents and in particular veterans lack sufficient income to save money and have too much debt. His company provides services to ensure that people can live debt free and have life insurance.

Ms. Maria Centeno and her team from the New York City Department of Design and Construction and its contracted architects showed a series of slides on the Plaza De Las Americas project to turn the area into a pedestrian and green plaza of multifunctional space—capable of hosting green markets and large public events. Vendors will be relocated during the

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reconstruction. A new row of trees recently planted might be replaced or transplanted—just 2 trees. The project would add 14 trees to the site.

Mr. Jacob Morris thanked the Board members for comparing Chancellor Cathy Black to Marie Antoinette. Mr. Morris asked Board to read the articles he distributed on the status of New York State's GED programs, which were rated among the worst in the nation. He would like the Community Board to pass a resolution calling for informed consent to place children in or remove them from GED programs.

Ms. Elizabeth Safian from Planet Fitness was present on behalf of the gym's application to the Board of Standards and Appeals, which was up for review tonight. She noted that community members were supportive of the gym at the committee meeting and that the gym offered the community a work-out space. She also noted that the gym was accessible.

Ms. Helen Morik was representing Columbia regarding the relocation of patients from 99 Fort Washington Avenue. The relocation was leaked before the hospital could notify elected officials and the Community Board and the patients and staff; Helen apologized for that failure of process. She noted that this site did not meet all the standards that Columbia has for its ACNC sites and that there was not enough capital funds for all of the ACNC sites and so had selected this site for closing. Columbia will send an application to the State Department of Health and follow that process. She also commented that the site was not deficient in any way; just dirty, unpleasant and near trash dumpsters and provided fewer services than other sites. She also commented that disposition of dental services had not yet been decided. Board member Steve Simon commented that his committee would address the issue at its April committee meeting.

Mary Lamasney, social worker in Washington Heights, who worked at 99 Fort Washington Avenue, commented that the team at that site was exemplary. She also felt that it was tragic to go back to a two-tiered system of care. The site of garbage was nothing compared to the difficulties that seniors would face getting to the AIM clinic.

Mr. Ruben Dario's Vargas, community resident, congratulated the elected officials for their work in representing the community on the Baker Field issue. He also commented that the 2142 Amsterdam Avenue's design was problematic and should have three bedroom apartments with one and one-half baths. He also reminded the community that the Alianza building was still the community's building.

Chair North asked First Vice Chair George Fernandez to preside over the Committee Reports.

Committee Reports

Land Use: Committee Chair Wayne Benjamin announced two resolutions—one on a proposed development at 2142 Amsterdam Avenue and on the Board of Standards and Appeals application of Planet Fitness at 177 Dyckman Street. Board members approved the resolutions: 29 in favor, 0 opposed, 0 abstentions.

Traffic and Transportation: Committee Chair Rabbi Kalinsky announced a resolution support the proposal to renovate Plaza de las Americas. Board members approved the resolution: 29 in favor, 0 opposed, 0 abstentions.

Health and the Environment: Committee Chair Steve Simon presented a resolution urging the State to maintain funding for school-based health clinics. The Board approved the resolution: 28 in favor, 0 opposed 0 abstentions and 1 not voting due to conflict of interest. Steve noted that 12 PM on April 1st, the first meeting of the Northern Manhattan Mental Health Council would meet at the Community Board office, a major accomplishment for the Board.

Economic Development Committee: Committee Chair Nicole Foster noted that there were 12 resolutions, one negative because of quality of life and criminal issues. Board member Steve Simon asked how establishments could be open for 84 hours each week with one or two employees. He asked the committee to clarify with applicants that they adhere to State labor laws in the future. Resolution number 9 was amended after some discussion regarding the minutes, the committee vote, which was present at the committee meeting and why the resolution appeared to contradict the minutes. Resolution number 9 for X-Press Transportation and Multi-Services was revised to not recommend that license renewal due to problems reported by the 33rd Precinct and to the fact that a representative did not attend the committee meeting, which Board member Cespedes noted was not required as a condition of recommending renewal. The Board voted in favor of all resolutions.

Housing and Human Services: Committee Chair George Fernandez thanked his committee members for all of the hard work that they have been doing. He referred Board members to the minutes and noted that the 510 West 218th Street tenants' association was taking off successfully and organizing well.

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Public Safety Committee: Committee Chair Julissa Gomez announced that the minutes would be provided at the next meeting and urged her fellow Board members to join the committee. It has brief meetings and lots of interesting work to do.

New Business: Liz Ritter presented a resolution on the High Bridge Park to be presented in time for a Board of Standards and Appeals vote. The Board voted in favor: 21 yes, 1 opposed, 4 abstaining and 2 not voting.

Reports from Elected Officials' Staff:

Juan Rosa, from the Manhattan Borough President's Office, reported that BP Stringer would be fighting the proposed reduction of 16,500 daycare slots. He also noted that the BP was outraged by the murder of a young man leaving a party who was believed to be gay, but was not, in Queens. He also thanked the departing Board members who were ending their terms of service, and reminded Board members that committee work and participation on committees was very important. Morris Jumel Community Garden and Nagle Avenue Y won composting grants for community gardens or associations. The grants will also be offered next year.

Liz Ritter, from Senator Adriano Espaillat's office, noted that she wrote a really long report and spent a lot of time on it and that includes all of the work that the Senator is doing for his constituents and that she would not read it. She highlighted the Senator's work on including the rent regulations in the budget process instead of waiting until June to deliberate on their renewal and reform.

Mr. Frank Hess, representative of Assemblyman Denny Farrell, noted that the Assemblyman provided a full report on what is going on in Albany and urged the community to pressure elected officials who oppose community preferences as well as those who represent community preferences. Mr. Hess also congratulated Helen Morik on her 25 years of service at Columbia Presbyterian Hospital.

Ms. Joan Lauffer, representative of Assemblyman Guillermo Linares, noted that the Assemblyman is fighting for all of the community's concern and conveyed his wishes we reach out the Republicans about out needs and to people elsewhere in the state, and, to remember that revenue raising is also part of the solution to meeting our needs.

Mr. Martin Collins, representative of Councilmember Robert Jackson, spoke about the Columbia project and noted that the October resolution was important to the Councilman. Board member Steve Simon asked that the environmental issues of the residents be addressed and asked whether it was true that the chair of Health and the Environment Committee had denied four requests to have public hearings on this issue and asked that the record be corrected.

Meeting adjourned at 10:18 PM.

Minutes submitted by Cheryl Pahaham, 03/22/2011

Minutes of the Traffic & Transportation Meeting – April 4, 2011

Present

Committee: Anita Barberis, Jim Berlin, Mitch Glen, Yosef Kalinsky, Edith Prentiss

CB 12: Richard Allman, Alamar Diaz, Bill Daniels

Guests: Lori Landres – Transportation Alternatives; Brodie Enoch – Transportation Alternatives; Brad Conover – Bike Up; Jacob Morris – Harlem Historical Society; Janifer Wilson – Sister's Uptown Bookstore; Roberto De La Rosa – Brasos Abiertos; Edera Moran; Ramon Toribio.

Meeting opened at 7:06 PM with the Chair Rabbi Yosef Kalinsky welcoming the guests.

Riders' Rebellion Campaign

Rider Rebellion Campaign is a project of Transportation Alternatives, a non-profit organization which advocates for bicycling, walking and public transit. The Campaign's goal is to unite transit riders in support of affordable fares, better service and the end of service cuts by pressuring state and city elected officials to stand up for riders and provide stable, long term funding for subways and buses. Numerous organizations and Community Boards have signed onto the Bill of Rights. The Manhattan Board has signed on as well.

Transit Riders Bill of Rights

New York City's Transit Riding Public has the right to:

- Equally reliable, affordable and efficient transit for all New Yorkers.
- Fare hikes that are only enacted as a last resort when all other funding options have been exhausted, as well as stable funding for the MTA from the State and City, in good economic times and bad.
- Accurate real-time information and clear announcements about when trains and buses will arrive before swiping a MetroCard, or upon arrival at a bus stop.
- Well-lit and safe subway and bus facilities with MTA employees on hand to provide information and respond in case of emergency.
- Clean, regularly maintained MTA facilities including subway stations, subway cars, buses and bus stops.
- A more accessible transit system, with level boarding for buses and working elevators and escalators within all subway stations.
- Helpful, courteous service from station agents, bus drivers and other MTA employees.
- Official prioritization of the operation, maintenance and improvement of the existing train and bus network before its expansion.
- Transparent and easily-used lines of communication between riders/MTA with mechanisms in place to address rider concerns/complaints.
- A minimum of one transit worker and one transit rider as voting members of the MTA Board of Directors.

Edith Prentiss stated the Bill of Rights fails to include paratransit (Access-A-Ride); while calling for level bus boarding it fails to address level subway boarding (horizontal & vertical gaps); voting rider & labor representation on the MTA Board would require NYS Legislative action; and what we really need is a locked box so the Governor can't treat MTA funding like a 'piggy bank' to be raided.

The Committee will review the Riders' Rebellion resolution and plan to review an amended resolution in May.

Bike Lane Forum

Chair Kalinsky reviewed our March minutes for what we'd discussed about our upcoming Bike Lane Forum: "those that should be invited included: Hayes Lord (DoT), Safe Streets, Transportation Alternatives, CB 12's Aging & Public Safety committees, Association of Dominican Cyclists, I/WH's Livable Streets, Bike Upper Manhattan ("Bikeup"), Stephan Corson (Man BP) and local politicians. Mitch Glen will invite the Upper West Side Streets Renaissance Campaign. Cheryl Pahaham suggested we invite disability advocates 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."

- The Forum will be at ARC XVI Ft Washington Senior Center (4111 Broadway – entrance on 174th St between Broadway & Ft. Washington Ave). After much discussion, agreed that Thursday, June 16, 2011 was viable.
- Edith & Mitch Glenn have reached out & will continue to reach out to possible panelists and attendees.
- In addition, we need to reach out to PA Coalition & local media.

- Josef will contact Community Boards, who have held Bike Lane Forums, to see who they invited.
- The format would be educational, informational and Q&A
- We need to determine speakers for the panel, and time frames
- Mitch will help on any equipment needed that evening (ie PowerPoint projector).
- We need to reach out to our community for participation other than cyclists. It was suggested that we publicize through the local media and fliers to garages & gas stations, cyclist groups and residents.

Street Co-Naming

Jacob Morris requested we support the co-naming of streets for Harry Bellefonte and Dr. Betty Shabazz. The Committee tabled Harry Bellefonte for a month, by which time hopefully the City Council will have clarified their position on whether street can be co-named for people who are still alive.

"Dr. Betty Shabazz Place" (Broadway between 165-166 Streets) Malaak Shabazz, Dr Shabazz's youngest daughter, explained they were requesting the co-naming for her mother who was instrumental in bring the Malcolm X and Dr. Betty Shabazz Memorial and Educational Center, which is located on this block of Broadway, to fruition. She stated after her father's death, it was her mother who carried forth his message and was successful. Submitted resolution will be shortened by the committee and the vote was:

T&T Committee: 4-0-1; Board members: 4-0-0; Public: 6-0-0.

Old Business:

February meeting with Marcus Book

- Edith - in May, we will have copies of a Transit PowerPoint presented at a PCAC Transit Riders' Council meeting on the different technologies Transit is considering to implement arrival time information in the B division (which includes the A,C,D,C lines).
- Yosef will follow up with Marcus Book on the other items discussed with him two months ago, which we have receive as we have not had a complete response to all of the inquiries as of yet.

New Business

- Edith -Help Points is a new station communications information system that is being tested on the Lexington Line at City Hall/Brooklyn Bridge & 23rd St. Help Point is an update of the system proposed in 2006 which was to have been tested at 190th St on the #1 train. While they are labeled in raised letter/Braille and have infrared capacity to communication directly with hearing aids equipped with T coils & cochlear implants; there are questions about how passengers who are deaf or have low vision & passengers with limited English proficiency will be able to use them.
- Representatives of Fundacion Brazos Abiertos asked for assistance with a problem on Upper Riverside Drive between 158-165 Streets. After the street was repaved, there has been an increase in traffic with drivers speeding and ignoring the stop signs. This is a residential neighborhood with children crossing the street to the Lily Brown Playground (between 162-163 Streets). In addition, they are concerned about the problem school buses have when turning (they presented photos of where a bus had damaged the park wall) for which they are requesting that a single parking space be removed on school days. Yosef will write a letter to DoT requesting a traffic study.

Meeting adjourned at 8:29pm

Minutes respectfully submitted by Anita Barberis and amended by Edith Prentiss

Traffic & Transportation Committee of CB 12 Manhattan
Street Co-Naming Resolution
Dr. Betty Shabazz Place

Whereas, After witnessing her husband's assassination in 1965, Betty Shabazz raised six children alone, earned an Ed.D. and built a career in health services and education. She continued to work for the vision of human dignity and social justice she had shared with her husband, Malcolm X; and

Whereas, The Audubon Ballroom and Theater closed shortly after Malcolm X's assassination; several years later it was purchased by Columbia Presbyterian Medical Center, which intended to demolish the Audubon to erect a medical research center. Dr Shabazz opposed the demolition as she wanted it to remain standing as a memorial to Malcolm X's humanitarian efforts; and, as a permanent symbol of the African American struggle for equality; and

Whereas, An agreement was reached to restore a section of the building as the Malcolm X Memorial Center. Dr Shabazz was integral in planning the Center. She looked forward to "retiring" to the Center where she would continue her work preserving Malcolm X's legacy but her plans were derided by her untimely death. In 2005 the Malcolm X & Dr. Betty Shabazz Memorial and Educational Center opened; and

Whereas, In 2008 Dr Shabazz was chosen by the Smithsonian Museum as a "Freedom Sisters", twenty African American women whose work for liberty and equality continues to push aside limitations that constrict Americans; .

Therefore be
it resolved, the Traffic & Transportation Committee of CB 12 Manhattan is honoring Dr Betty Shabazz's legacy by Co-Naming the location of the Cultural Center she was so responsible for establishing, (Broadway between 165th 166th Streets) as, Dr Betty Shabazz Place.

Committee: 4-0-1; Board Members: 4-0-0; Public: 6-0-0.

Economic Development Committee Minutes

April 5, 2011

EDC Members Present: Nicole Foster, Edith Prentiss, Rolando Cespedes, Mireya Cruz-Diaz, Melanie Hidalgo

EDC Members Excused:

EDC Members Absent: Leonardo Blackman, George Espinal, Angela Sanchez

C. B. 12 Members Present: Robert Reynolds, Aldemar Diaz, Elizabeth Lorris-Ritter, Richard Lewis, Ariel Ferreira

Staff Members Present: Paola Garcia

Public: Philip Simpson, Noel Ventegreat, Yadira Del Carmen – Villa’s Lounge, Isabel Beneyto, Geoffrey Booth, Laura Kate Garner, Mary McCune, Karla Fisk, Jason Ray, Rafael Caballos, Janet Lucy, Luisa Mora, Alex Torres, Amelia Cerda, Guy Pepin – No Parking, Benji Polanco, Jorge Taveras, Keith Chambers, Joey Molavey, Ian Whitehead, Martin Collins, Jeremy Eagle, Gus Anton – Park View Restaurant; Ouva Wine Bar & Beer Garden, Paul Hemmings, Harold Gordon, Oscar Napa – Locksmith Wine Bar, Justin Haines, Randy Perez.

Renewal SLA On-Premises Liquor License

1) **Locksmith Wine Inc.** – 4463 Broadway (bet. Fairview & W. 192nd St). Oscar Napa (owner) stated that the entity is a Burger Bar, which started as a Wine Bar. The business has 8 tables with capacity for 30 customers, 8 cameras located inside and outside, 9 employees, an iPod media player, wheel-chair accessible, one security personnel for weekends only, and the business operates during weekdays from 3:00 pm to 2:00 am and weekends from 12:00 pm to 3:00 am. The precinct had no objections. Community residents expressed positive remarks about the business. Martin Collins, representative of councilmember Robert Jackson, indicated his office has not received any complaints whatsoever concerning this business.

Committee: 5-0-0, Board: 4-0-0, Public 44-0-0

2) **Chavettez Inc.** dba No Parking -4168-4172 Broadway (at the corner of W. 177th St). - was represented by Guy Pepin (owner). They are seeking the renewal of their “on premise” liquor license. It is a Latin Gay bar serving traditional French cuisine. They are fully WC accessible including the restrooms. They have a DJ. There was no objection from the 33rd Pct. The license has already been renewed.

Committee: 4-0-1, Board: 4-0-0, Public: 44-0-0

3) **International Food House Inc** – 217 Dyckman Street, (at the corner of Broadway) - was represented by the manager. They are seeking the renewal of their “on premise” liquor license. It is a 24/7 buffet restaurant (Dominican and regional cuisine) with a bar that is open until 4 AM. They have 10 cameras (in & outside) as well as security personnel. She states they are WC accessible including the restrooms. There are lots of complaints from residents of the Broadway-Dyckman apartment building across Broadway, who complain about inebriated people hanging out when the bar closes and who are smoking and congregating outside. Residents report problems with car service honking to pick customers up, people urinating & hurling in their courtyard. Representative claims she does not even know if these are her customers, given the proximity of the strip of venues on Dyckman Street. The 34th Precinct has no objections.

Committee: 3-1-1, Board: 1-2-1, Public: 20-6-5

Restaurant Wine License

4) **La Caridad Restaurant #2.** located at 2092 Amsterdam Avenue, (bet. W. 163rd & W. 164th Sts.) Altagracia Marrero (owner) represented the business. She declared that the establishment operates 24/7, Serves Dominican Food, has capacity for 45 to 50 customers, has 14 tables, 43 seats, six employees, a jukebox, to play music and no camera. Three security personnel work in the business on Fridays and Saturdays. The precinct did not recommend the license renewal due to numerous fights and noise complains and the serving of alcohol to intoxicated customers. These situations lead to an arrest in 2009 and the issue of summons and an nuisance abatement. The owner disagreed with the officer report and indicated that there are other businesses located close to her business and the noise may be coming from other areas. She also stated, she has always cooperated with the police to prevent any incident in the business. To the owner claims, the precinct replied that the noises are in deed coming from Caridad Restaurant.

Committee: 0-3-2, Board: 0-1-3, Public: 3-11-6

5) **AKM Restaurant Inc.** Dab Park View Café Restaurant – 219 Dyckman Street, (at the corner of Broadway). Gus Anton (owner). The business has 48 seats, 8 cameras inside, no camera outside, no security personnel, 8 employees (most of them full time), back ground music (satellite radio), wheel chair accessible to the restaurant (bathroom is not wheel chair assessable), open 7 days from 7:00 am to 11:00 pm. and has been in business for 10 years. The precinct and the community have no objection to the license renewal. Committee:

Committee: 5-0-0, Board: 4-0-0, Public: 44-0-0

6) **L. Fonda Inc.** – 2023 Amsterdam Avenue, (at the corner of W. 160th St.). Valise Morel (owner). The restaurant serves Dominican Food, capacity- 25 customers, 9 tables, no security personnel, 3 cameras inside, no wheel chair accessible, open 8:00 am to 11:00 pm 7 days, 5 full time employees, and a jukebox (for playing music). The 33 precinct, Robert Jackson's representative and the community residents have no objection to the license renewal.

Committee: 5-0-0, Board: 3-0-1, Public: 12-0-8

Tavern Wine License

7) **Corcho Corp.** dba Corcho Wine Room – 227 Dyckman Street, (bet. Seaman Ave. & Broadway) Bengy Polanco (owner) stated the entity is a wine bar. It's open Monday to Thursday from 4:00 pm – 1:30 am. Friday to Sunday from 4:00 pm to 3:00 am. It has 38 seats and capacity for 50 people. There are 8 cameras (5 inside and 3 outside). No security personnel. The business is wheel chair accessible. There are 6 employees (3 part-time and 3 full times), a jukebox and live music on Wednesday and Thursday. The precinct has no objections. A community resident complained about loud music played in the business, outside eating and drinking and a barbecue. She indicated that the noise is worse during summer time and that she had already talked to other residents, SLA, and the owner, but the noise issue has not been solved. The owner stated that the barbecue was a onetime event and that no drinks are served outside as the business does not have a sidewalk café. The owner also stated the business is soundproofed and the only time the music can be heard is when the front door is let open. Other 5 community residents expressed themselves, two complained about the noise and 3 defended the business, attesting that the music volume and the hours of operation are reasonable and also inviting the residents to not only bring accusations but also to bring suggestions to work together with the owner. Mark Collins, representative of Councilmember Robert Jackson informed that the Department of Environment Protection (DEP) can do a free test of the soundproof level. The owner is willing to work with

the residents to resolve the issue. The EDC approved the license renewal with a stipulation that the owner keeps the doors closed, and get a noise level test by DEP at the apartments above.
Committee: 5-0-0, Board: 4-0-0, Public: 39-2-1

Alteration Application

8) **Villa's Lounge Corp.** – 132 Audubon Avenue, (at the corner of W. 172nd St.) Yndira de Carmen (owner). She stated that the application is to make the establishment bigger. The lounge has 12 cameras, 8 stand up tables which serve 24 people, couches with low tables, 7 security personnel (3 weekdays and 4 weekends), wheel chair accessible, no food served, currently operates from 10:00 pm to 4:00 am. During summer operates from 7:00 pm to 4:00 am. Its has 8 part-time employees, and a DJ. The precinct stated they have numerous noise complaints, and unlicensed sales. The owner is willing to talk to DEP to improve the soundproofing. The precinct requested from the owner a copy of the certificate of occupancy and cabaret license.

Committee: 3-0-2, Board: 2-0-2, Public: 15-0-2

9) **La Estufa Inc** – 5025- 5035 Broadway (bet. W. 214th & W. 215th Sts.) Alex Torres (owner) indicated that the application was for alteration only. The entity is an organic restaurant. It operates Monday to Friday from 11:30am to 10:30 pm and Saturday and Sunday from 10:00 am to 11:30 pm. The business has 12 tables which seat 24, no security personnel, 10 cameras located inside and outside, currently not wheelchair accessible, but will be after alteration, 8 full time employees, and background music. The precinct and the community residents have no issue or objections to the alteration. Martin Collins, the representative of councilmember, Robert Jackson, stated that the business has been operating for 4 years without causing any problems to the community.

Committee: 5-0-0, Board 4-0-0, Public: 37-0-1

Taxi & Limousine Commission New Applications

10) **New Heaven Radio Dispatch** - 1059 Saint Nicholas Avenue, (at the corner of W. 163rd St.) No one appeared to represent the business. **Committee: 0-5-0, Board: 0-3-1, Public: 0-1-8**

11) **Clear Car Service Corp** – 908 Saint Nicholas Avenue, (at the corner of W. 155th St.) No one appeared to represent the business. **Committee: 0-2-3, Board: 0-2-2, Public: 0-1-6**

State Liquor Authority New Application

On premises Liquor License

12) **El Cazador Bar Restaurant** – 238 A Sherman Avenue, (bet. W. 207th & Isham St.) The business was represented by Hilio Rodriguez, Lawyer and Luisa Mora, owner. Rincon Latino and Red Lounge are former businesses located at this address. As per the lawyer, due to the bad reputation of prior businesses, the new entity would have an electronic scanner at the front door, a pat down search, a metal detector and an age identification device to prevent any problems. The lawyer also stated that the business is expecting to hire 9 employees and place 20 tables, 80 chairs, no dancing floor, 3 to 4 security personnel, 16 cameras inside and outside, an iPod media player and to be wheel-chair accessible,. The precinct is not recommending the license due to the negative reputation of prior businesses. The community residents are concerned about the reappearance of prior businesses' issues, such as: late hours of operation, noise, intoxicated customers and public safety. The EDC informed the owner that any change in the nature of the business, they would have to get another license. In addition, the EDC recommended the owner to stop serving alcohol at 1:00 Am., two hours before closing. The owner stated they are negotiating with three licensed security companies (Security USA, Integrity Security and Guard Management) to obtain the security personnel.

Committee: 2-0-3, Board: 0-2-2, Public: 16-7-5

13) Meloka Restaurant Corp – 2184 Amsterdam Avenue, (bet. W. 168th & W. 169th Sts.) Noel Vintage (lawyer) represented the business. Alejandro Castillo, owner, was also present. The lawyer stated the new business will be a Spanish food restaurant and bar. It's expected to have 8 to 10 tables, 3 to 4 seats at the bar, 3 security personnel, 6 cameras (2 outside and 4 inside), 10 to 15 full time employees, a jukebox, wheel-chair accessible, and will operate Monday – Thursday from 6:00 am to 1:00 am and Friday – Sunday from 6:00 am to 2:00 am. A former Caridad Restaurant used to conduct business at this location. The precinct indicated that they have numerous noise complains about the prior business (Caridad Restaurant) located at this address. The officer also stated that the prior business used to sale alcohol after hours and it was finally closed on Feb. 24, 2010. The community residents did not have any comments.

Committee: 4-0-1, Board: 2-0-2, Public: 7-0-6.

14) Tin Marin Bar & Lounge dba The Monkey Room – 589 Ft. Washington Ave. (bet. W. 183rd & W. 187th Sts.) No one appeared to represent the business.

Committee: 0-5-0 , Board: 0-3-1 , Public: 8-1-6

Restaurant Wine License

15) AKV Restaurant Corp. dba Ova Wine Bar & Beer Garden -4957 Broadway, (bet. W. 207th & Ishim St.) Gus Anton (owner) and Kathrin Stathopoulos (lawyer) represented the business. Mr. Anton stated the entity will be a bar in which burger and tex-mex food would be served. It's divided into two sections, the front part which has a capacity for 35 people and an enclosed backyard. The business is expected to have background music, and live music on some Fridays and Saturdays (Jazz music once a week), no personnel security, 12 to 14 employees, wheel-chair accessible through the front door, but not to the bathroom. The bar will operate Sunday to Thursday from 12:00 pm to 12:00 am and weekends from 12:00 pm to 2:00 am. The precinct had no issue or objection. Community residents living closed to Garden Café, another restaurant owned by Mr. Anton, complained about the quality of life around Garden Café. They stated that their kids as well as they cannot sleep at night time due to the very loud noise produced by the live music at the Garden Café and the amplified echo of talking customers. They are concerned about the additional noise that this new entity might bring if the live music is located in the enclosed backyard. They recommended the owner to lower the volume at times and to place the speakers in opposite direction to their apartments. Another resident defended the business indicating that the Garden Café has increased the value of the neighborhood and the owner should be given an opportunity to address the issue. The owner stated that he is willing to work with the neighbors and do whatever needs to be done to solve the issue. He wants to have a good relationship with the community and stay in the community where he has invested so much. The EDC recommended the owner not to play music in the backyard, to get an acoustic engineer and DEP to test the level of noise emerging from the business.

Committee: 5-0-0, Board: 4-0-0, Public: 44- 5-2

**Economic Development Committee
Resolution #1
Renewal-SLA- On Premise Liquor License
April 5, 2011**

Whereas, Locksmith Wine Bar Inc, located at 4463 Broadway between Fairview and W. 192nd Street, 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 April 5, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Locksmith Wine bar 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 Locksmith Wine Bar Inc.

EDC 5-0-0 Board 4-0-0 Public 44-0-0

**Economic Development Committee
Resolution #2
Renewal-SLA- On Premise Liquor License
April 5, 2011**

Whereas, Chavettez Inc. dba NO PARKING, located at 4168-4172 Broadway at the corner of of W. 177th Street 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 April 5, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Chavettez Inc. dba NO PARKING; 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 Chavettez Inc. dba NO PARKING.

EDC 4-0-1 Board 4-0-0 Public 44-0-0

**Economic Development Committee
Resolution #3
Renewal-SLA- On Premise Liquor License
April 5, 2011**

Whereas, International Food House, located at 217 Dyckman Street at the corner of Broadway, 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 April 5, 2011 to hear comments from the community, and local police precincts, heard concerns related to people being inebriated outside the establishment, urination and hurling of items in to courtyards; 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 International Food House Inc.

EDC 3-1-1 Board 1-2-1 Public 20-6-5

**Economic Development Committee
Resolution #4
Renewal-SLA- Restaurant Wine License
April 5, 2011**

Whereas, La Caridad Restaurant #2, located at 2092 Amsterdam Avenue between W. 163rd Street and West 164th Street, has duly notified Community Board 12 of its intent to file an application for a Renewal Restaurant Wine License; and

Whereas, the Economic Development Committee, having met on April 5 to hear comments from the community and local police precincts, heard concerns related to noise pollution, fights and the serving of alcohol to intoxicated customers about La Caridad Restaurant #2; and

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal of the Restaurant Wine License for La Caridad #2.

EDC 0-3-2 Board 0-1-3 Public 3-11-6

**Economic Development Committee
Resolution #5
Renewal-SLA- Restaurant Wine License
April 5, 2011**

Whereas, AKM Restaurant Inc. dba Park View Café Restaurant, located at 219 Dyckman Street between Seaman Avenue and Broadway, has duly notified

Community Board 12 of its intent to file an application for a Renewal Restaurant Wine License; and

Whereas, the Economic Development Committee having met on April 5, 2011 to hear comments from the community, and local police precincts, heard no negative comments about AKM Restaurant Inc. dba Park View Café and 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 AKM Restaurant Inc. db Park View Café Restaurant.

EDC 5-0-0 Board 4-0-0 Public 44-0-0

**Economic Development Committee
Resolution #6
Renewal-SLA- Restaurant Wine License
April 5, 2011**

Whereas, L Fonda Inc., located at 2023 Amsterdam Avenue at the corner of W. 160th Street, has duly notified Community Board 12 of its intent to file an application for a Renewal Restaurant Wine License; and

Whereas, the Economic Development Committee having met on April 5, 2011 to hear comments from the community, and local police precincts, heard no negative comments about L Fonda 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 L Fonda Inc.

EDC 5-0-0 Board 3-0-1 Public 12-0-8

**Economic Development Committee
Resolution #7
Renewal-SLA- Tavern Wine License
April 5, 2011**

Whereas, Corcho Corp. dba Corcho Wine Room, located at 227 Dyckman Avenue between Seaman Avenue and Broadway, has duly notified Community Board 12 of its intent to file an application for a Renewal Tavern Wine License; and

Whereas, the Economic Development Committee, having met on April 5 to hear comments from the community and local police precincts, heard concerns related to noise pollution, outside eating and drinking without proper permits and a sidewalk barbeque, but also heard positive comments from the community related to quality of service, food, drinks and responsiveness about Corcho Corp. dba Corcho Wine Room; and

Therefore Be It Resolved, that Community Board 12 offers **no objection IF** the following stipulations are met and adhered to 1) front doors must be shut when live music is being played and 2) they must get a noise level test by DEP in the above apartments confirming noise decibels are within acceptable ranges when live music is being played to the State Liquor Authority granting a renewal tavern wine license for Corcho Corp. dba Corcho Wine Room.

EDC 5-0-0 Board 4-0-0 Public 39-2-1

**Economic Development Committee
Resolution #8
Renewal-SLA- Alteration Application
April 5, 2011**

Whereas, Villa's Lounge Corp., located at 132 Audubon Avenue at the corner of W. 172nd Street, has duly notified Community Board 12 of its intent to file an alteration application; and

Whereas, the Economic Development Committee, having met on April 5 to hear comments from the community and local police precincts, heard concerns related to noise complaints and unlicensed sales; and

Therefore Be It Resolved, that Community Board 12 offers **no objection IF** the following stipulations are met and adhered to 1) they must get a noise level test by DEP to ensure that they have adequate soundproofing and 2) they provide the 33rd precinct with a copy of their certificate of occupancy and cabaret license granting an alteration application for Vila's Lounge Corporation.

EDC 3-0-2 Board 2-0-2 Public 15-0-2

**Economic Development Committee
Resolution #9
Renewal-SLA- Alteration Application
April 5, 2011**

Whereas, La Estufa Inc., located at 5025-5035 Broadway between W. 214th & West 215th Streets, has duly notified Community Board 12 of its intent to file an alteration application; and

Whereas, the Economic Development Committee having met on April 5, 2011 to hear comments from the community, and local police precincts, heard no negative comments about La Estufa Inc.; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting an alteration application for La Estufa Inc.

EDC 5-0-0 Board 4-0-0 Public 37-0-1

**Economic Development Committee
Resolution #10
New- Taxi & Limousine Commission
April 5, 2011**

Whereas, New Heaven Radio Dispatch, located at 1059 St. Nicholas Avenue at the corner of W. 163rd Street, , has duly notified Community Board 12 of its intent to file for a new Taxi & Limousine Commission license; and

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

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the Taxi & Limousine Commission granting a new taxi and limousine license for New Heaven Radio Dispatch.

EDC 0-5-0 Board 0-3-1 Public 0-1-8

**Economic Development Committee
Resolution #11
New- Taxi & Limousine Commission
April 5, 2011**

Whereas, Clear Car Service Corp., located at 908 St. Nicholas Avenue at the corner of W. 155th Street, , has duly notified Community Board 12 of its intent to file for a new Taxi & Limousine Commission license; and

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

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the Taxi & Limousine Commission granting a new taxi and limousine license for Clear Car Service Corp.

EDC 0-2-3 Board 0-2-2 Public 0-1-6

**Economic Development Committee
Resolution #12
New- SLA- On Premise Liquor License
April 5, 2011**

Whereas, El Cazador Bar Restaurant, located at 238 A Sherman Avenue between W. 207th & Isham Street, has duly notified Community Board 12 of its intent to file for a new on premise liquor license; and

Whereas, the Economic Development Committee having met on April 5 to hear comments from the community and local police precincts, heard concerns related to noise pollution, hours of operation, intoxicated customers and public safety due primarily from the troubled history of the previous establishment; 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 El Cazador Bar Restaurant.

EDC 2-0-3 Board 0-2-2 Public 16-7-5

**Economic Development Committee
Resolution #13
New- SLA- On Premise Liquor License
April 5, 2011**

Whereas, Meloka Restaurant Corp., located at 2184 Amsterdam Avenue between West 168th Street & West 169th Street, has duly notified Community Board 12 of its intent to file for a new on premise liquor license; and

Whereas, the Economic Development Committee having met on April 5, 2011 to hear comments from the community, and local police precincts, heard no negative comments about Meloka Restaurant Corp.; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a new on premise liquor license to Meloka Restaurant Corp.

EDC 4-0-1 Board 2-0-2 Public 7-0-6

**Economic Development Committee
Resolution #14
New- SLA- On Premise Liquor License
April 5, 2011**

Whereas, Tin Marin Bar & Lounge dba The Monkey Room, located at 589 Fort Washington Avenue between W. 183rd & West 187th Streets, has duly notified Community Board 12 of its intent to file for a new on premise liquor license; and

Whereas, it is committee protocol to provide a negative vote for new establishments that do not attend the duly advertised Economic Development Committee meeting; 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 Tin Marin Bar & Lounge dba The Monkey Room.

EDC 0-5-0 Board 0-3-1 Public 8-1-6

**Economic Development Committee
Resolution #15
New- SLA- Restaurant Wine License
April 5, 2011**

Whereas, AKV Restaurant Corp. dba Ouva Wine Bar & Beer Garden, has duly notified Community Board 12 of its intent to file for a new restaurant wine license; and

Whereas, the Economic Development Committee having met on April 5 to hear comments from the community and local police precincts, heard concerns related to noise pollution, but also heard comments related to the owner Gus Anton running strong establishments and working well with the community; and

Therefore Be It Resolved, that Community Board 12 offers **no objection IF** the following stipulations are met and adhered to 1) no live music is played in the backyard 2) the establishment obtain an acoustical engineer to ensure strong soundproofing for live music within the establishment and 3) they have DEP come

to test the noise level and its impact on neighboring residential building to the State Liquor Authority granting a new restaurant wine license to AKV Restaurant Corp. dba Ouva Wine Bar & Beer Garden.

EDC 5-0-0 Board 4-0-0 Public 44-5-2

HOUSING & HUMAN SERVICES COMMITTEES COMMITTEE MEETING

The State of Tenants Quality of Life in CB12 Manhattan

April 7, 2011 - 7:00pm

Committee Members	Members Absent	Board Members
George Fernandez, Chair	Glenda Swanson-Massa	Robert A. Reynolds
Carole Mulligan	Frank Alvarez	Aldemar Diaz
Alyce Smith	Melanie Hidalgo	

Guests: Malach L. Hardy, Ali Aksoy, Maria Gonzalez, Juan Cuenca, Artemi Reyes, Jaime Juarez, Norma Aquino, Ginia Aldo, additional CBO's Northern Manhattan Improvement Corporation (NMIC) -Ken Rosenfeld & Evan Hess, Nostrodamus – Richard Espinal/Executive Director, D. Thomas/Sr. Property Mgr. – CLOTH, Sarah Milner-PRNQ/Centro Altagracia, Mr. Reynolds

=====

George Fernandez, opening remarks to tenants : He thanked tenants for coming out to discuss topics of the evening meeting convened promptly.

Discussion began with the review of the Public Advocate List

- CB12 have many outstanding issues especially with heat and hot water
- Presented to Executive Committee, need Community involvement
- Tenants recognized some of the landlords on the list
- GF indicated the zip codes in WH, 10032, 33, 34, 40
- Tenants gave GF some info on 469 W 163 St & 2083 Amsterdam Ave (Ollie)
- The codes associated with the building were 4, 14, 32
- Ken suggested to use caution with the list because names on list are office workers, supers, etc, and not necessarily the actual landlord
- Kronas Capital Management
- Percy's Capital have 29 buildings on list – Steven Carter
- Percy's Vantage remove tenants & put new one's in. They raise rent to \$2000, then flip them
- Hakakian is selling his building
- Ken Rosenfeld – 29 of 70 names not correct, he stated this is a serious problem when all 29 buildings of Hakakian are on the list
- Ken has been successful in pushing back what landlord trying to do
- Richard of Nostrodamas Espinal – PRNQ stated that landlord change by reincorporating under new names
- New landlord – tenants don't have lease
- Richard's group, Intake – 5 days week – 10am – 6pm – Tuesday, 1pm – 8pm
- Sarah's group, Faith based, West 164th Street – once a week 1pm – 8pm, Audubon Ave, Riverside Dr, Nagle – Petition for non-payment, rent, evictions

Some of the tenants who appeared were at the wrong meeting and they were referred to the Economic Development Committee

Other tenants had housing issues

CLOTH, Housing Dept – Vacancy list closed – pantry – Wed & Saturday – Free classes – after school

- Tenants without heat, hot water, should talk to HPD
- Tenant take landlord to court, referrals if they can't help
- Housing want to start a landlord Task force
- Tenants can come and funnel info to community

GF want to put resolution on table

- What would task force look like
- C-violations GF discussed
- Residents are living in horrible conditions
- 556 – no bathrooms for 3 years
- Want to work with tenants to identify poor buildings in CB12
- Devise task force and bring it to life

GF noticed that there were no elected officials present. He stated that they all had been invited to this session and that tenants need to include the Public Advocate to help do battle with these landlords.

GF reiterated the need for the landlord task force to bring attention of tenants plight to our public officials

- GF open the floor for discussion about TF.
- Tenants could give feedback/structure as to how to effect this.
- Ken suggestions–
 - Stated everyone strapped for resources
 - Need help, time
 - Talk to HPD – don't know if they can clear up infractions
 - Be on top of politicians
 - Tenant Association into Block Association
 - CB should be helpful
 - Tenants should be given right advice
 - Needs are worse here
 - Less money coming into community
- What could TF do after hours
- Richard – suggestions
 - CB could offer place where tenants could meet
 - Educate public needing legal attention
 - Highlight needs
 - Resources not coming into community
- Ms. Thomas – suggestion
 - Educate tenants is key, they need to know their rights
 - 552 academy – bad conditions

- Tenants not aware how they could improve their conditions
 - Budget cuts affect agencies
- Evan suggestions
 - Have good housing organization
 - Don't have resources to work with some of these buildings
 - Court dates – tenants got \$98,000 in abatement
 - Dozens of hours in legal fees, \$75,000
 - Hold city agencies accountable, Dept of Building & HPD
 - Have HPD come to housing meeting and ask for Progress Report
 - They respond to pressure
 - Bring inspectors here
 - Give list of building and hold HPD agencies to it
 - Residential HPD, then Dept. of Building
- Tenant Comments & Questions
 - 469 W 163 – they stopped the rent, suggestion to organize tenants
 - The new CB member commented on how he took pictures of his issue and put it on the internet, and sent info to HPD. They responded right away
 - Ken suggested CB should invite HPD and give report along with tenants, this puts pressure on them. You will know in a month's time
 - Use HPD to flush politicians to help with this issue
 - 469 W 163 violations are not being taken care of
 - GF suggested the TF could offer space, give info to tenants rights and help create tenant Association. This committee could handle getting this started
 - Richard suggested going to other CBO's to see which building are problematic
- GF suggested drafting resolution, send to emails, then present to April meeting
 - Meeting today, Ideas shared and purpose of Task Force
 - Sarah likes idea to work and empower tenants, informal meetings
 - Ken – confront HPD, ongoing meetings, management attend these meeting
- Task Force
 - Invite tenants on list
 - HPD invite
 - TF with home Board
 - Chair of Board will appoint District Manager to collect info from city agencies
 - Let tenants know how to get themselves up and running
 - Mr. Reynolds suggest he would help implement NY1, Metro, AM New York, have pictures, get Media involved
 - GF presented motion to vote on TF resolution, seconded by Alyce Smith. Vote by committee 3 in favor, No -0, 2 members of the Board 2 in Favor, No-0, Public 12 in favor, no opposition
- Discussion of the Rent Laws
 - Need to be strengthen
 - Not to sunset on June 15th

- No negotiation with rent laws, tenant protection lost
- Landlords occupy units
- Rent control, Rent stabilization \$2000 go up to \$3000
- Resolution not to allow rent laws to sunset
- 2003 rent laws weakened
- Ken stated this was a political issue of Silver vs. Cuomo
- Republican majority want to redo rent laws. In 2003 they voted, then walked away from issue
- Abolish deregulations
- Strengthen MCI laws
- Unacceptable to weaken these laws, must be strengthen
- Espallat is strong, but not a majority
- Protect right of tenants
- Housing problem covers lots of issues.
- Domino effect, homeless, job lost, mental health issue with depression
- Voted – not to allow rent laws to sunset on 6/15
- Seconded by Carol Mulligan
- Committee voted 3 – 0
- Board members 2 – 0
- Public 7 – 0
- GF stated he hopes to see everyone at CB12 meeting at end of month
- Meeting ended 9:03pm

Land Use Committee Meeting – Minutes

April 6, 2011

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
Richard Allman
Isaiah Bing
Steve Simon
James Berlin

Committee Members Absent

Tamara Rivera

Board Members

Harlan Pruden
Richard Lewis
Betty Lehman

Public Members Present

Vivian Ducat

Guests: Alfredo Lavergne, Jeff Oppenheimer, Henry Wollman-Quadriad, Evelyn Kalka-Quadriad Realty Partners, Fred Basik, Wilfred Small, Jerise Fogel, Vincent Niemann, Grace Mahey, Betty Kittle, Michael Aran, Margvit Meagher, Nilda Ianoce, Marilyn Curiel, Luis Ortiz, Rita Gorman, Margaret Morrissey, Geri Hopkins, Helen Sokolskey, Cynthia Sanchez, Matthew Bizzarro, Debra Klaber, Bill Wagner, Ariel Makepearce Winterbreaks, Martin Smith-State Senate Adrianno Espaillat, Gail Addis, Peter Smith, Mark Levine, Martin Collins-Councilmember Robert Jackson, Yohanny Rodriguez, Gloria Pazmino, Carloa Zanoni- DNA Info,[cannot read first name] Wilson, Madeline Rodgers, Peggy Gillen, Frank Price, Vadimir Moldsvan, Erika Lindsey-MBPO, Chris Rizzo, Lester G. Carpenter

1. The meeting was called to order at 7:20 PM.
2. Land Use Chair Wayne Benjamin provided an overview of the evening's agenda. Mr. Benjamin stated that at the January 2011 meeting of the Land Use Committee ("Land Use" or the "Committee") Quadriad Realty Partners made a presentation on its alternate proposals for a development at 190th Street and Broadway called Tryon Center. At its February meeting the Committee generated a list of questions related to the proposals that were forwarded by the District Manager, Ebenezer Smith, to Quadriad for its response. In March Quadriad provided the Committee with a written response to the questions posed. This evening's meeting is dedicated to a follow-up presentation by Quadriad to further discuss its responses to the questions and its development proposals. Chair Benjamin then introduced Henry Wollman, principal of Quadriad, who commenced the presentation.

Mr. Wollman summarized the development proposal and stated that Quadriad's primary interest is in developing affordable housing without relying on public sector funding. He stated that Quadriad is interested in ensuring the long-term viability of working middle -income New Yorkers, noting that programs exist to address the housing needs of low-income residents and that the market delivers luxury housing for higher income residents. He further stated that the private market can deliver affordable housing for working, middle-income residents if zoning is adjusted to allow for greater density. For the Tryon Center project, Quadriad's stated goal is to figure out how to provide 200 units of affordable housing in Phase 1 of the development and another 60 units of affordable housing in Phase 2 as well as how to rehabilitate the tunnel which leads to the subway, how to improve Gorman Park by adding a useable flat area and how to increase the amount of local retail space in the area. Mr. Wollman also stated that the heart of the New Strategy zoning approach utilized by Quadriad in the development proposal is a new way of thinking about development in New York City that is not subject to the whim of the mayor, HPD, the City Planning Commission, etc. He said that Quadriad is prepared to move forward with which ever scenario the community prefers, the project would be built by union contractors and that Quadriad has assembled the financing necessary to move forward with the project. Mr. Wollman then introduced his colleague, Evelyn Kalka, who continued the presentation.

Ms. Kalka walked the Committee and members of the public through a PowerPoint presentation that illustrates a number of design alternatives for the proposed project. One design alternative modeled building bulk for the as-of-right development scenario using the building form and footprint of existing, nearby buildings and modified same to fit the Phase 1 site (east side of Broadway and 190th Street). Ms.

- Quadriad should be applauded for thinking about housing for middle income residents.
- Does the new development block the views of existing residents? What about shadows? Can the building height be reduced?
- Washington Heights and Inwood do not have performing arts spaces. Priority for the project's community facility space should be given to performing and other cultural arts uses.
- Is it necessary to build so much on the site? Do we need so many units of housing, so much community faculty, retail space and parking all on the same site?
- Making the tunnel that leads to the subway ADA-compliant does not make the subway station ADA-compliant.

3. After further discussion the meeting adjourned at 9:05 PM

Respectfully submitted by Wayne Benjamin

HEALTH & ENVIRONMENT COMMITTEE MINUTES – April 7, 2011

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

COMMITTEE MEMBERS ABSENT: Helen Morik

OTHER CB 12 MEMBERS PRESENT: Betty Lehmann, Maria Luna, Edith Prentiss, Gloria Vanterpool, George Fernandez.

GUESTS: Christopher Villari, NYC Dept. of Environmental Protection; Julio Batista and Andres Nieto, NY-Presbyterian Hospital; Rebecca Carel, Executive Director, Riverstone Senior Life Services; Martin Collins, Council Member Jackson's office; Carmen Toribio, All Metro; Rosa Almanzar, Susan Toribio, Josefina DeLuna, Robert Wendel, Malachi Hardy, local residents; Carla Zaroni, DNAinfo.com.

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

1. **Review of 2010 and 2011 Complaints to Department of Environmental Protection from Washington Heights–Inwood** – Christopher Villari, Borough Coordinator, Community Partnerships, DEP, began his presentation by stating that DEP's main functions are to provide water to NYC residents and some people upstate in the watershed area, to convey wastewater to water treatment plants and to respond to a range of complaints. He passed out lists showing the top 30 service requests to DEP from the CB 12 area, based on calls to 311, in 2010 and through March 2011. The top three complaints last year all involved hydrants: Hydrant Running Full (1,304), Fire Hydrant Emergency (1,224) and Hydrant Running (365). He said that last year DEP started assigning units to our area to reduce the response time to hydrant complaints. The agency is considering proposing legislation to make opening hydrants a more serious crime. In 2011 so far, the most frequent calls have come from people requesting lead testing kits (101). They use the kits to put samples of tap water into bottles and send them to DEP for analysis to determine possible lead contamination from old pipes.
 - I. Bing: Where are asbestos complaints coming from? (28 calls in 2010, 8 in 2011)
 - C. Villari: Usually from people next door to construction / demolition sites.
 - I. Bing: Why are there so many missing manholes covers? (21 calls in 2010, 6 in 2011)
 - C. Villari: They are often stolen and sold for scrap.
 - D. Kach: What can be done about vehicles idling (38 calls in 2010, 7 in 2011), such as Fresh Direct trucks?
 - C. Villari: Noise is handled on a case-by-case basis; generally it should be no more than 10 decibels above the Ambient noise level. We're talking to Fresh Direct...they're trying to address (the problem).
 - E. Prentiss: Are Access-a-Ride vehicles exempt? They idle for 15 minutes.
 - C. Villari: We also have a problem with school buses picking up special needs kids. It's difficult to give them Tickets.
 - E. Prentiss: Buses at PS 48 and the Birch School often idle...what about noise from ice cream trucks? (92 calls In 2010, 9 in 2011).
 - C. Villari: They can play music while driving, not when they stop to sell.
 - S. Simon: I'm surprised that complaints about noise from restaurants / nightclubs are not listed.
 - C. Villari: City Hall decided to refer quality-of-life issues related to music, social gatherings, street fairs to NYPD As the first responder. DEP is willing to send inspectors in response to CB requests but generally plays Supporting role to PD...DEP can do in-house measurements of low-frequency bass noise.
 - I. Bing: Clogged / flooding catch basins (48 calls in 2010, 8 in 2011) contribute to rat problem. Isn't there a long Time between cleanings?
 - C. Villari: DEP has programmatic cleaning; each catch basin is cleaned at least once every three years. Most Cleanings are based on complaints. You should always call 311 if you see debris put into a catch basin or you see it filled with garbage... I sit on the city's Rodent Task Force and work with the Health Dept. on the rat issue.
2. **New Rule Requiring Cleaner Fuel Oil for Apartment Buildings** – Christopher Villari also spoke about a new rule being promulgated by DEP to deal with adverse health consequences from polluting fuel oil. Buildings will have to upgrade old boilers so they can burn better quality oil. Only the burner has to be changed, not the whole boiler. #6 oil, commonly used in apartment buildings, is crude, like black syrup. #2 oil, a higher grade, is like gasoline. As of July 1, 2012, existing #6 boilers will not get operating certificates unless they can operate as clean as #2 and #4 boilers. As of January 2030, buildings won't be allowed to burn #4 oil. Questions were asked about whether incentives would be provided to low-income coops (HDFCs) so they can Convert their boilers and whether tenants would be protected from possible rent increases.

D. Kach: my building upgraded its boiler. Only minor modification required to go from #6 to #4 oil.

-2-

3. Updates on Impact of State Budget on NY-Presbyterian Hospital and Isabella Geriatric Center

- Julio Batista, NYPH Director of Community Affairs, reported that it looks like the hospital will lose \$50M this year as a result of the state budget adopted last week. NYPH is still analyzing the impact. The last budget was equally bad; 200 positions (mostly vacant) were cut; 40 employees lost their jobs. NYPH is not looking at any layoffs at this time; looking throughout the system for efficiencies, to see how the hospital can absorb the cuts.

E. Prentiss: the effect of the cuts on the average Medicaid beneficiary include increased utilization caps, co-payments, decreased services, especially housekeeping and home care

- Betty Lehmann, Director, Marketing and Communications, Isabella Geriatric Center, said the new budget is "works in progress...lots of details are yet to be spelled out." Isabella's nursing home suffered a \$5-6M cut. Operating expenses will be cut, but no cuts to direct care. Attrition program in effect; only vital positions being filled. No layoffs planned. Home care program lost between \$.5-1M. More people will be placed into managed care, which doesn't help people with complex problems. We need a variety of programs. It looks like NY State will continue this approach. Our program will survive.

4. NYPH's Plan to Close the Geriatric Practice at 99 Fort Washington Ave.

Julio Batista: "It's not closing, it's a consolidation." He apologized that the hospital "didn't follow protocol" and inform the board and the elected officials of this plan.

Andres Nieto, Director, Community Health Outreach and Marketing, NYPH Ambulatory Care Network, said that they wanted to inform their employees first and then made the following points:

- We'll hire outreach workers to talk to the patients, to help them transition, set up appointments, give tours of the Associates in Internal Medicine (AIM) clinic
- We invited the physicians at 99 Fort Washington to join the AIM practice; some chose not to
- We will be hiring doctors who will be primary care physicians
- The patients come from throughout Washington Heights; very few live in 99 Fort Washington Ave.

E. Prentiss: The 99 Fort Wash practice has high-low tables so elderly and disabled patients can easily transfer onto the exam table. This equipment is not available at AIM.

A. Nieto: We'll be retrofitting all centers that see geriatric patients. The whole AIM practice will be remodeled. We're getting one modular ready now.

R. Vargas: Are you closing it because of budget cuts?

A. Nieto: We need to be more efficient. It's the smallest site (in the Ambulatory Care Network).

J. Batista: We will need capital \$ to fix it. The decision was not made lightly.

A. Nieto: It was renovated nine years ago. We can't consolidate other services into 99 Fort Wash. All three medical staff is new anyway.

E. Prentiss: Ancillary staffs are very important.

A. Nieto: No one is losing their job.

M. Luna: Closing this site is an insult. It served my mother. The hospital hasn't said how much \$ is being saved.

J. Batista: There is a far greater geriatric population at AIM than at 99 Fort Wash.

R. Vargas: What's going to happen to the space?

J. Batista: The hospital will retain the lease, not for patient services.

M. Collins: You should keep open 99 Fort Wash site until all the improvements are completed. Can't it wait a year or two?

A. Nieto: We will complete one "pod" – a suite of rooms. We're not reducing the # of patients or employees. The cuts won't wait.

J. Batista: It's a win for the patients. They'll have additional services...Change sometimes is difficult.

Q: What's happening with the dental practice?

A. Nieto: It's still being reviewed; may keep it at 99 Fort Wash.

B. Lehmann: How many annual patient visits at 99 Fort Wash?

R. Carel: 11,300 (including the dental clinic)

A. Nieto: There are a total of 500,000 ambulatory visits on the uptown campus. The dental practice loses a lot of money. It only has 11 patients from 99 Fort Washington Ave.

R. Vargas: This is the first time health care providers have had to deal with these types of cuts.

M. Luna: There was a commitment from the hospital to the community to open the ACNC sites.

J. Batista: When the Nagle Avenue site was closed, we increased space available to the community at other ACN locations.

E. Prentiss: The purpose of the ACN was to take patients out of Vanderbilt Clinic. We're going backwards, back to the day people were seen in overcrowded clinics. One by one, the off-site practices are being lost. This is the first one being returned to the "mother ship." AIM has a very crowded waiting room.

R. Carel: This is the wrong choice to manage the cuts. NYCHA designated the space at 99 Fort Washington for community services. There's a real question as to whether NYPH can keep the space. The hospital did not talk to the community before sending the application to close the facility to the State Health Dept. Seniors have more complex conditions. There should be an identifiable geriatric practice that is not part of another practice. The practice at 99 Fort Wash has 30-minute appointments, which is what seniors need; AIM only has 15-minute appointments. AIM has less space for wheelchairs. It uses residents, not full-fledged doctors.

A. Nieto: These patients will not see residents. There will be a separate "pod" within AIM.

The discussion having concluded, S. Simon distributed a draft resolution calling upon NYPH to reconsider its decision to close the geriatric practice at 99 Fort Washington Ave. and withdraw the application submitted to the State Health Department. D. Kach moved that the resolution be adopted; it was seconded by I. Bing.

The resolution passed by the following vote:

Committee Members	5-0-0
Public Member	1-0-0
Other CB 12 Members	5-0-0
Members of the Public	2-0-2

5. **Old Business** – I. Bing gave the following update on the Brownfield site at 4566 Broadway: all the groundwater monitoring wells have been placed. All the ambient air sampling has been done in the buildings, except for 10 Hillside Ave., where the landlord refused to have the testing done. DEC's lawyers have contacted the landlord's lawyers and are still talking to them. Test results will take two weeks, to be followed by another round of testing to confirm results. Data validation will take another three weeks. A report will then be issued to DEC, who will send it to CB 12.
6. **New Business** – I. Bing reported that Borough President Stringer and the other local elected officials held a press conference in Mitchell Square Park yesterday calling for the restoration of the budget cuts to the Health Department's pest control unit. A coalition is being formed to work on this issue.
7. Mail was reviewed.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Steve Simon

Health and Environment Committee
**Resolution Urging NY-Presbyterian Hospital to Reconsider
Closing the Geriatric Practice at 99 Fort Washington Ave.**

Whereas: NY-Presbyterian Hospital (NYPH) is planning to close the Fort Washington Geriatric Practice at 99 Fort Washington Ave. at the end of June; and

Whereas: The creation of the precedent-setting Ambulatory Care Network Corporation (ACNC) and the opening of its first off-site practice at 99 Fort Washington Ave. in 1987 were the result of a joint effort by the hospital and the community to improve its services to residents of Washington Heights-Inwood; and

Whereas: Despite the collaborative manner in which the ACNC was created, the application to close the 99 Fort Washington Ave. site was submitted to the N.Y. State Department of Health without any prior consultation with the community; and

Whereas: This practice would be the second ACNC site to be closed; the one at 64 Nagle Ave. was shut down in 2006, also without any prior consultation with the community; and

Whereas: There were a total of 11,300 patients visits last year for medical, social work, specialty services (psychiatry, gynecology, nutrition and podiatry) and dental services at the Fort Washington Geriatric Practice site; and

Whereas: Changing the location and the manner in which care is provided to the elderly patients who now have a “medical home” at 99 Fort Washington Ave. will likely cause a great deal of consternation and possibly adverse health consequences; the social worker and ancillary staff with whom they have related and grown comfortable over the years are not being transferred to AIM; the patients may not shift to the AIM or other Ambulatory Care Network sites and may end up using the hospital’s emergency rooms for basic medical care, which the ACNC was intended to prevent; and

Whereas: NYPH plans to redirect the patients to the Associates in Internal Medicine (AIM) clinic on the second floor of the Vanderbilt Clinic building at 622 W. 168th St., and serious questions have been raised about its accessibility and suitability, especially prior to planned renovations to provide an appropriate setting to serve geriatric and disabled patients; and

Whereas: There is still no plan regarding the future status of the dental clinic, which serves the general population and is adjacent to the Geriatric Practice; and

Whereas: The Washington Heights-Inwood Council on Aging and Council Member Robert Jackson have written letters in opposition to the closing of this practice; now, therefore, be it

Resolved: Community Board 12-Manhattan urges NY-Presbyterian Hospital to reconsider closing the Fort Washington Geriatric Practice at 99 Fort Washington Ave.; and be it further

Resolved: Community Board 12-Manhattan calls upon NY-Presbyterian Hospital to notify and consult with Community Board 12 and the local elected officials before instituting any additional plans to eliminate or consolidate services to this community and before submitting any applications for this purpose to City, State or Federal agencies.

This resolution was approved at the Health & Environment Committee meeting on April 7, 2011, by the following vote:

Committee Members	5-0-0
Public Member	1-0-0
Other CB 12 Members	5-0-0
Members of the Public	2-0-2

COMMUNITY BOARD 12
YOUTH & EDUCATION COMMITTEE
MINUTES- April 14, 2011

Committee Members Present

Fe Florimon, Chair
Raybblin Vargas, Assistant Chair
Alice Smith
Jackie Rowe Adams
Leornado Blackman
Angelo Ortiz
George Fernandez
Aldemar D. Diaz (New Member)
Robert A. Taylor (New Member)

Members Excused

Maria Luna

Guests: Jacob Morris

The meeting was called to order by Chair Fe Florimon at 7:20PM.

- ⊗ At the opening of the meeting, the Chair greeted the audience, welcomed new members and introduced herself and each member of the committee.

- ⊗ The discussion of the agenda was initiated by introducing Mr. Jacob Morris, who presented the topic of “The GED Informed Consent Resolution” and “Dropout Reports”.

- ⊗ Mr. Morris spoke about the failing GED programs in the State of New York and the alarming number of dropout students. To support his arguments, the presenter distributed some literatures that explain the magnitude of the problem.
- ⊗ It was discussed that resolution has been supported and proposed by Council members Keith Wright and Robert Jackson.
- ⊗ Ms. Vargas suggested to Board members to look carefully at “these downers and revise the resolution”. She also suggested hosting an event in mid June, bringing all the stakeholders to present (i.e. GED Programs).

- ⊗ The presenter requested the support of the committee and the general public to pass the intended resolution. The committee unanimously voted in favor of the motion, 6 members, 3 members of the Board also voted in favor of the motion.

- ⊗ Member of the public Mr. Josh Karan suggested:
 1. Parents may not attend the forum in June because people are planning vacations as well as the state legislators.
 2. Date should be in September

- ⊗ However, Ms. Vargas brought an interesting point stating that the literatures presented by Mr. Morris, need to be updated and further research was necessary before the committee grants full support on the resolution. As a result, the action was adjourned until September for further discussion.

Old/New Business

- ⊗ It was announced that Saturday, May 21st at 10AM-Forum on Charter Schools will take place at the Russ Berrie Building located at 1150 St. Nicholas Ave (Near 168th Street). Ms. Vargas asked if there were any confirmed speakers. Answer was no.
- ⊗ Ms. Florimon stated that she had thought of Prof. Diane Ravitch and Prof. Pedro Noguera. She further asked each member to come up with one or two speaker's names for the Forum. She also shared with members a list of duties in which members may contribute to the planning of the event.
- ⊗ Mr. Ortiz suggested a conference call was necessary to continue the planning of the forum and potential speakers. The conference call was scheduled for Wednesday, April 20, 2011 at 5:00PM.

The GED Informed Consent Resolution

Whereas: It has come to the attention of our Community that too many of our young people are leaving their High Schools before graduating and agreeing to transfer into various GED Programs that under the rules of our education system qualify as Authorized Education Providers, and therefore do not get reported as Dropouts in the various statistical reports that are provided to the Public as well as our Elected Officials.

Whereas: A recent excellent and highly credible report and research study has placed New York State as the worst state in the Union, (worse than Mississippi and Arkansas!!) in regards to the completion of the GED High School Equivalency Credential from its GED NYSED sanctioned programs.

Whereas: Given this abysmal state of affairs, we must ensure that our young people and their parents, as well as Elected Officials, know what they are getting into before they get into it. In our free society this is called Informed Consent and Decision Making, and is critical to the development of a responsible citizenry, and accountability of our Society's institutions.

Therefore be it Resolved: That our young people and their parents be informed in writing what the recent accurate, graduation rates and waiting list times are for the GED Programs, or other authorized education providers that they are agreeing to transfer to PRIOR to agreeing to any transfer. (So for example, if the young person is informed prior to agreeing to transferring to GED Program X that it only has a 20% graduation rate he may decide to stay in high school.) As a component of this Resolve the young people will respond in writing that they have been so informed.

Community Board 12, Manhattan Parks and Cultural Affairs Committee
April 5, 2011 (40 Haven Avenue)

Committee Members Present: Elizabeth Lorris Ritter, Chair; David Kach, Assistant Chair; Mitchell Glenn; Zead Ramadan; Richard Lewis **Committee Members Absent:** Joe Wojak, Cynthia Carrion **Board Members Present:** Betty Lehman; James Armodeo **Staff:** Paola Garcia **Guests:** Charles McKinney, Jennifer Hoppa, Ellen Macnow, NYC Department of Parks & Recreation; Roger Meyer, community resident; Tracy Eberhart, community resident; John Gallagher, USCG Auxiliary; Alfred Zollinger, Evan Homolka, Jayme Elterman, Tara Mrowka, Parsons School of Design.

The meeting was **called to order** at 7:10pm by Committee Chair, Elizabeth Lorris Ritter, with updates on several ongoing projects:

- The proposed **High Bridge restoration** design was reviewed and approved by the Landmarks Preservation Commission at their meeting this morning. Several people testified, including CB12's own DM; all were basically in favor of the project, but opposed to the fence height. A fuller discussion of this item was deferred to later in the agenda.
- Columbia University's **Baker Field** boathouse marsh & sports complex project was approved this morning by the City Council. CU is still in negotiations with elected officials and other members of the community with regard to a community benefits agreement. The City Council voted 46-1 to grant the zoning waivers and approve the proposed plan. Construction is expected to begin soon; CU has promised to hold public meetings to continue to keep the public informed. As to progress and the benefits agreement.

Highbridge Recreational Center: Students from the Parsons School of Design gave an extensive presentation on their proposal for a temporary, freestanding addition to the rear of the Highbridge Recreational Center for changing and locker area for the pool. The plan would also reconfigure the male and female entry points to the deck area during pool season. Currently the center is a busy recreational facility for various purposes (sports, fitness, computer and other classes, cultural programming, events, etc.) throughout the year, except during pool season, when it is converted back to its original use as a locker and changing facility for the pool. The community needs more rec centers year 'round, and especially feels the loss during summer when school is out, particularly evenings and rainy days, when the pool isn't being used. Parsons' curriculum requires its students to design and construct a structure for public use; a class of students focused on finding a temporary structure (i.e., less than 10 years) to take the locker and changing functions outside of the Rec Center so it can be used year round as a rec center. There is an explicit symmetry to the design, which echoes the current use of the northern and southern sides for gender-segregated entry from the street. The design will require removal of two lampposts on either side; the saw-toothed design of the roofs will ensure visual privacy and rain protection; a continuous mister outside of the locker room area will ensure a pre-pool shower. The ADA ramp entrance will remain as currently structured. Although the storage area will be smaller than the current one, the layout is more efficient so the number of storage units will be the same. The cost of materials would be about \$75k, with design and labor to be provided in-kind by Parsons. Because the building is landmarked, approval is required by the Landmark Preservation Commission.

Questions: what about people going onto the roof from bleachers? A: the roof is strong enough to withstand the weight, and can be designed to discourage the practice in the first place. Q: will the sliding doors break from continuous use? A: they will be locked in the "open" position when people are in the pool, and unlocked and closed by staff when the pool is closed for maintenance and at the end of the day. Q: what surface will be used, and is there a potential security problems from people having places to hide? A: the safety surfacing will be similar to what is used in playgrounds, which is inexpensive, durable and comes in tiles for easy spot-replacement. Security will actually be enhanced due to improved sightlines and passive surveillance from the pool deck area to the locker area. Q: family changing areas? A: yes, two enclosed, i.e., one on either side. It also was suggested that any signage for visual interest be either bilingual or graphically based. The proposal was approved unanimously, with 5 Committee members, 2 Board members and 11 members of the public voting in favor.

US Coast Guard Auxiliary: John Gallagher of the USCG Auxiliary (commander of Division Five) made a presentation on water and boating safety, and the various programs they provide in support of same. The Auxiliary – which has 2000 member-volunteers in the unit covering the coastline from Sandy Hook, NJ to Albany – does water safety education, not law enforcement, though they do work with law enforcement if necessary. The USCG is the oldest federal agency, as was started as a military/law enforcement agency, but has branched out to include significant civilian water safety programs in federal waterways. (Following the construction of a shipping channel around the northern tip of Manhattan (separating Marble Hill from the rest of Manhattan) to connect the Hudson River to the Long Island Sound, the Harlem/East River became a federal waterway.) The Hudson River is a major commercial waterway, but has many opportunities for recreational boating; the Harlem has many

opportunities for boating as well, but is much less used. Years ago, boathouses dotted the Harlem, and it would be nice to see a return to that in our day.

There has been an increase in boating fatalities due primarily to an increase in recreational boating. There have been 60 in the USCG district (from NY to Maine), most of which are alcohol-related. Additionally, water fatalities are highly correlated to the absence of safety equipment and education. There was one death in CB12, about 3 years ago, on the Harlem/East River. The USCG would like to ensure a "culture of safety" and prefers to promote this through education; ideally all craft should have some way to make a light (for visibility), make a noise (for distress signal) and have personal flotation devices for each passenger. "Floating the Apple," was specifically cited for its excellent water safety rules and practices. Q: Are there issues w/ the Peter J. Sharp Boathouse or the Inwood Canoe Club? A: ICC has good safety practices. At the most recent visit to PJS, there was no marine radio in evidence, nor PFDs, lights, blankets or first aid kit. Although PFDs are not federally required for racing boats, there should still be floats for the dock. Although the waterway is public, the boathouse itself is not; it is owned by the New York Restoration Project, and the tenant is the NY Rowing Association.

In terms on long-term needs, DCDR Gallagher indicated that the USCGA would be looking to add a 25' boat for summer presence in NYC waters, and will need to reach out to DPR for docking during the summer months.

High Bridge restoration: Ms. Macnow indicated that the LPC approved the proposed design, but the DPR staff will continue to work with LPC staff to ensure the most appropriate detailing. Approval of the proposed plan allows DPR to move quickly to restore the High Bridge and return it to public use, while funding is still available. With regard to the fence height and discussion about the likelihood of items being thrown over it and into the River or onto the roadway below, she stated, "we chose to play it safe," and added, "nobody likes the fence; it was a choice that we made not to fight against the [Department of Transportation's] fence policy." She also suggested that the fencing at the Gracie Terrace pedestrian overpass, which is only waist-height, was constructed decades ago, and probably would not be constructed that way now, and likely will be replaced in the future by DOT. She also noted that the current fencing proposal for the High Bridge could be replaced with something else should newer fencing design/technology enable other solutions in the future. She stated that the timeline would have the project out to bid sometime in August, a contract let in December or January, with construction anticipated to be completed by the end of 2013.

New Business / Mail / Announcements:

- Diana Douglas of Friends of J. Hood Wright Park noted that two street trees in the *cul de sac* near the park at 176th Street & Pinehurst Avenue need tree guards or they will die, and people are stripping the bark from them and cars are bumping into them.
- The T&T Committee will be having an upcoming forum on biking and bike lanes in CB12 in June.
- Jerry Culligan raised the issue regarding speed bumps near the tennis courts in Ft. Washington Park Ms. Hoppa will reach out to FW Park Administrator John Harrold.
- Ms. Hoppa announced upcoming events this weekend: trimming of the heather in Ft. Tryon Park; ribbon cutting for the recently renovated Indian Road playground; Inwood Little League opening day parade.
- NOTE FOR FY '13 budget priorities: add watering capability for Isham Park.

The meeting was **adjourned** at about 9:30pm.

Respectfully submitted: Elizabeth Lorris Ritter

Community Board 12, Manhattan (Parks & Cultural Affairs Committee)
Support of NYCDP&R & Parsons School of Design plan for Highbridge Recreation Center
for temporary exterior addition of locker/changing facilities
April 5, 2011

- Whereas: the Highbridge Recreation Center is closed as a recreational facility during the summer pool season so that the interior may be used as changing and locker facilities while the pool is filled and open; and
- Whereas: the Highbridge Recreation Center is heavily used for basketball, table tennis, exercise and fitness classes of all kinds, indoor recreation, educational programs, arts and cultural programming and more during the remaining nine months of the year, and would be used during the summer months as well were it not for the need to use it as a locker and changing facility; and
- Whereas: Community District 12 has a tremendous need for recreational facilities, especially during evenings and inclement weather when the pool is closed or little-used; and
- Whereas: students from the Parsons School of Design, whose curriculum requires them to design and construct a physical structure for public use, extensively have surveyed the Highbridge Recreation Center as well as other NYC Department of Parks & Recreation facilities; and
- Whereas: the Parsons students, who are working in concert with the NYC Department of Parks & Recreation, presented their proposal to the Community Board 12, Manhattan Parks & Cultural Affairs Committee (PCA) on April 5, 2011 for temporary, freestanding exterior addition to the Highbridge Recreation Center containing locker/changing areas; and
- Whereas: the design calls for new entryways for males and females into the pool area; freestanding changing areas to be constructed on the pool side of the rec center, not visible from the street, with shower areas between the changing areas and the pool deck; the same number of lockers as currently available; visible sight lines of the locker areas from the pool deck for greater security; and ample security from the roof area to ensure privacy as well as the safety of the structure; and
- Whereas: the students would begin assembling the structure this summer so that it would be available for use in the 2012 pool season; although "temporary," it would remain in place year 'round and would have an estimated life of about a decade, at which point it is hoped the NYCDPR would obtain funding for a permanent solution to this design problem; and
- Whereas: the cost of materials is estimated at under \$75,000, with design, construction and installation itself to be provided "in kind" by the Parsons School of Design, and approximately \$150,000 in City capital funds is needed to install new plumbing; and
- Whereas: the Highbridge Recreation Center is a landmarked building; now, therefore, be it
- Resolved: Community Board 12, Manhattan supports the temporary, freestanding exterior addition to the Highbridge Recreation Center presented by the Parsons School of Design students at the April 5, 2011 meeting of the Parks & Cultural Affairs Committee; and be it further
- Resolved: Community Board 12, Manhattan calls upon the New York City Landmarks Preservation Commission to approve this proposal.

Approved unanimously, by 5 members of Parks & Cultural Affairs Committee, 2 Board members and 11 members of the public.

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

Committee Members

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

Public Members

Norma De Candido

Guests: Alberta Morgan – CHW; Jim McNiff; Riserte Rosler; Rebecca Carel; Vanessa Moore; Jane Ruddy; Ginia Addo; Glenda Swanson-Massa; Betty Lehman; Marion Mena; Meghan Amado; Norma De Candido; Julio Batista - NYPH.

Chairperson, Gloria Vanterpool, called the meeting @ 10:20 am. The meeting was held at YM-YWHA 54 Nagle Ave.

Chairperson invited all present to introduce themselves. It was then stressed the value in bringing the Aging Committee of the Community Bd. #12 to the centers where the seniors congregated. It has been viewed that greater participation was present at these meetings and opinions and feedback was comfortably shared. The chair then called on Glenda Massa to share with the audience an introduction to the purpose of the Community Boards in our City, how they were formed and why. Brochures will be distributed at the end of the meeting

CB 12 Committee Reports

Transportation & Traffic

--Locations of potholes should be reported to the Bd. office 212 568 8500. Monitoring is closer watched
-- Bike lane Forum is tentatively scheduled for May at which the Aging Committee will participate

Health and Environment

There is great concern on the closing of the Geriatric Practice at 99 Fort Washington Ave. At this meeting, a resolution was drafted urging N.Y. Presby Hosp. to reconsider closing the Geriatric Practice site. This will be brought to the CB General Meeting later this month.

The chair then opened the floor for greater discussion on the above issue. Rebecca Carel; (Executor Director of River stone Senior Life Services) was asked to discuss the controversy over the NYPH decision to close the geriatric practice at 99 Ft. Washington Ave. She spoke of the hardship this would place on seniors in our community. At this time, it is the only medical practice dedicated to geriatrics in our community. When people over 85 years are the fastest growing segment of our population, it seems like the wrong choice to make and out of step with the hospital's stated focus on "putting patients first, always. Current patients of the Geriatric practice will now be encouraged to transfer to the AIM [practice at Vanderbilt Clinic Building on Broadway & 165th and be absorbed in the Family Services unit. This practice is not handicap accessible in a meaningful way. Her letter to the CEO- Dr. Herbert Pardes appeared in full in our community paper, Manhattan Times on April 6, 2011.

Julio Batista (NYPH): gave us the hospital's version in that it was severely affected by the \$2.3B cut to health care in the New York State (NYS) budget and that it had to layoff people for the first time in years. 99FW was their smallest practice and the discussion to close it was initiated by Dr. Rafael Lantigua. Patients will be transferred to their Associates in Internal Medicine (AIM) practice in the Vanderbilt Clinic (VC). His position is that the geriatric practice is being "moved", not closed, with the two physicians, one nurse practitioner, and one social worker going along. They have received approval from the NYS Department of Health to close the clinic. He said that in contrary to rumor, their Ambulatory Care Network has grown in patient volume. He stated that the majority of the 99FW patients traveled to it from other areas in the community. He confirmed that the current physicians are not board certified in geriatrics.

Becky lamented the loss of the dental practice at 99FW. She stated that the current physicians have refused to go to AIM and, thus, there will be a loss of continuity.

Julio stated that NYPH does not have a dental department, even though Columbia's dental school and its teaching clinic are on the same campus.

Becky was concerned that walking from the sidewalk to and into the VC would be difficult for many older patients, and that a small practice sometimes is the best.

Julio responded that 99FW patient's will have their own dedicated geriatric suite with the VC. Several questions were asked by those in the audience and Mr. Batista answered them. It was then decided that the committee would follow this very closely and join with the Health and Environment Committee with the request to NYPH

Alberta Morgan (Columbia University, Mailman School of Public Health) gave us a presentation regarding the problem of hypertension in the African-American & Latino communities and spoke of a study that is seeking 900 adult subjects to enroll; no medication will be given. Flyers and brochures were distributed and outreach will be done to recruit volunteers.

Chair reminded everyone of next month's meeting on May 10 and that there would be presentations concerning bike lanes and traffic along 181st street.

Meeting ended at 11:50 AM

Respectfully submitted by Gloria Vanterpool, notes taken by Edgard Nau