

Community Board 12, Manhattan
General Meeting – April 26, 2011 – Russ Berrie Pavilion
1150 St. Nicholas Avenue

DRAFT

PRESENT

Jackie Rowe Adams	Manny De Los Santos	Melanie Hidalgo	Edith Prentiss
Richard Allman	William T. Devlin	Elizabeth M. Lehmann	Harlan Pruden
James J. Amodio	Aldemar De Jesus Diaz	Richard R. Lewis	Zead Ramadan
Wayne Benjamin	George Fernandez	Maria Luna	Robert Reynolds
James Berlin	Ariel Ferreira	Helen Morik	Gabriella J. Rosa
Isaiah Bing	Fe Florimon	Carole Mulligan	Steve Simon
Cynthia Carrion	Nicole Alexandra Foster	Edgard Nau	Alyce Smith
Rolando Cespedes	Mitchell Glenn	Cheryl Pahaham	Gloria Vanterpool
George Cruz	Julissa A. Gomez	Pam Palanque North	Raybblin Vargas
Mireya Cruz-Diaz	Leandro Hidalgo	Jose A. Polanco	

EXCUSED

Ernest David Kach
Yoseph Kalinsky
Elizabeth L. Ritter

ABSENT

Frank Alvarez
Anita Barberis
Leonardo Blackman
George Espinal
Rafael Lugo
Angelo Ortiz
Tamara Rivera
Angela Sanchez

Chair Pamela Palanque-North convened the meeting at 7:10 PM, no quorum

Chair's Report

- Chair North welcomed and thanked newly appointed Community Board members and asked them to stand and introduce themselves
 - Robert Reynolds, Richard Lewis, Elizabeth Lehmann and Gabriela J. Rosa
- Chair North noted there are 11 members with talent, good ideas and a commitment to serve the community, but many are interested in serving, only a few are appointed.
- Chair North acknowledged the generous gift to CB12 from Councilmember Ydanis Rodriguez, the purchase of translation equipment.
 - Chair North would like translation equipment to benefit others as it has CB12.
 - Community groups must pay for their own translator and sign agreement stating equipment is returned the way it was received.
 - Contact Ebenezer Smith, District Manager of CB12 to make arrangements for use of equipment.
- Chair North attended a meeting with Councilmember Jackson, State Senator Espallat, Assemblyman Linares and Columbia Presbyterian hospital administration regarding the closing of 99 Ft. Washington Avenue. It appears that a decision has been made to move the site, which is a real issue for residents who want to remain, but Chair North is optimistic that they will be able to negotiate something that is in the best interest for the community.
- CB12 was invited to hold a forum and speak to residents of 510 West 218th Street on issue of housing. Two Vice Chairs accompanied Chair North. Community Board will be out in community on a regular basis on week nights and Saturdays to support and talk about issues important to the community. We are linked to municipal services like HPD and The Department of Buildings so if committees have requests from tenants or block associations have them call office at 212.568.8500
- On Thursday, Columbia University Medical Center held a special one day project activity from 8:30am to 7:00pm walking the uptown campus, visiting laboratories, classrooms and offices, looking behind the scenes of the medical center in relationship to health care and _____ research to see what opportunities are available to the community through Columbia Medical Center.

District Manager's Report

- District Manager Ebenezer Smith welcomed each new Board member and stated he was looking forward to working together
 - He will address their issues
 - Make sure services are delivered to the community
 - Orientation meeting between now and second week of June
 - This month was spent on getting candidates to be interviewed for hire to the Community Board
 - He attended Marketing 101 meeting which is a free class for small businesses in this community. For more information call 212.568.8500

Elected Officials' Reports

State Senator Adriano Espallat:

- Congratulated the new Community Board members and looks forward working closely with them.
- Budget process was very difficult
- Voted against extension of millionaire's tax
- Voted against cutting NYC Education budget by one billion dollars
- Bill 2783 propose to extend rent laws and strengthen tenant protection
- Gov. Cuomo should negotiate for tenants before June 15

- Thanked George Fernandez for resolution that does away with vacancy decontrol and support legislation that does away with MCI
- 31 AD has highest units of housing that is rent stabilized (79,000)

Assemblyman Guillermo Linares:

- Welcomed all new members, as he is also a new member to the Assembly.
- Echoed State Senator Espallat's comments regarding the budget.
 - Fought hard to restore basic needs critical to community and most vulnerable
 - Restored funds for senior citizen centers, there were 105 of them, 3 in our area
 - Restored funds for summer employment for our youth
 - Maintained level of assistance for students in two and four year colleges
 - In 3 months he has received over 3000 members of the community coming for service, 80% of them we addressed their needs successfully
 - Assembly passed rent regulations extending all protection and eliminated vacancy decontrol
 - Wants to send powerful message to Governor to put pressure and political clot on Senate to pass rent regulations
- Upcoming Events include:
 - Immigrant Workers Awareness Weekend
 - Young Women & Health
 - Address Gang Violence - May 28th Washington Heights and Inwood to march and address gang violence
 - Meeting with new commanders of the 33rd and 34th Precinct and introduce them to businesses in Washington Heights
- Staff assisting him are Joan Laufer and Rafael Osoria

Councilmember Ydanis Rodriguez:

- Thanked NYC _____ for being able to get translation equipment so quickly
- He has two priorities; Housing and Early Childhood Education
- Housing report looking good, tenants are in temporary apartments in collaboration with the NYC
- Has started to organize street vendors, some with license others without
 - Wants to work with law enforcement to improve the quality of life on the street in Northern Manhattan
- Introduced Yellow Flashing Light Bill for riders who use Central Park to ride their bicycles and get tickets in the early time of the day
 - Bill will state yellow flashing light will be used after Central Park is closed to cars. Has received support from Councilwoman Gail Brewer, other Councilmember's and many groups in the city.
- Facing one billion deficit in NYC budget
- May 5th Mayor will be presenting his budget and Council will be working to restore as much funding as possible for many programs
 - We will be losing 17 sites for day care, closing 105 senior centers, continuing education, immigration and domestic violence
- May 4th there is a community meeting at IS 52, Broadway & Academy bringing groups together that have benefited from City Council initiatives such as domestic violence, legal services for tenants and others. They will share how community has benefited for years from the millions of dollars received by the City Council. This information will be put on the website.
- June 4th rally at 159th and Broadway to Post Avenue; all elective officials in Northern Manhattan are and community groups to support and maintain rent regulations. Those who pay less than \$2000 rent will not have any rights to protection. The landlord has the right to raise dollar amount he wants.
- Councilmember Rodriguez chairs Committee of Higher Education and the next meeting is May 9th. Mayor Blumberg would like to bring a private University to focus on Science and Engineering. NYC will provide city land and other benefits to working and middle class new Yorkers. Columbia and NYU have strong engineering programs and City College graduates the highest number of engineers of color nationwide, so why create a new school when those that are here are working.
- Councilmember Rodriguez would like to thank you and the _____ who keep working with the dedicated Board Members who spend long nights at long committee meeting to make our community safe; a community who care for early childhood education and affordable housing.
- Councilmember Rodriguez has been approached by a number of developers in this community who want to build some projects. He states that he will only support projects that focus on affordable housing.

Borough President Scott Stringer's Office – Juan Rosa:

- Borough President sends his regards, he is attending the 24th Annual Conference of Latino, Afro-American and Asian Caucus
- Juan would like to congratulate new members, and this community has received the most new members
 - Urge new members to seek opportunities to serve on committees, to attend committee meeting and to be an active part of the Board
- On April 5th, the Borough President joined Council member Rodriguez, Executive Director of DC37, Lillian Roberts, community members including CB12 and local activist to denounce Mayor Blumberg's plan to lay off pest control agents at a time that Washington Heights and Inwood is faced with severe rodent infestation. The Health Department map lists which Community Boards has most rat infestation and Washington Heights has the most red dots.

- Borough President joined Councilmember Rodriguez, his Northern Manhattan colleagues, Parks Department Adrian Benepe and 1st Vice Chair George Fernandez to cut the ribbon on Indian Road Playground, which is project the Borough President earmarked money for together with Councilmember Jackson
- April 17th the Borough President's office co-sponsored 2nd Annual Earth Day extravaganza at Nagle Avenue Y.
- Washington Heights, Inwood playground initiative we seeking to re___; it's been in existence for a while, it's been dormant.
- In the New York and Manhattan Times along with Executive Director Andrew Freeman asking NYC to stop cooperation with Federal Immigration Agents at Rikers Island. Thousands of immigrants are sent to federal detention at Rikers solely because they are immigrants and they are put in _____ for deportation. Borough President said NYC should not be involved in these experiments.
- The Borough President released a report titled Red Tape, Green Vegetables that highlights the bureaucratic hurdles operators of green farmers markets undergo when seeking license to sell fresh produce. The city should help facilitate these operations
- Borough President is drumming up support for this.
- Borough President is hosting on April 27th a forum on best practice for University Sexual Assault Prevention at One Centre Street
- Borough President will host a screening of Academy nominated Gaslight which features the BP
- Co-sponsoring along with CB12 forum on Charter School

Quorum was achieved and the Public Minutes and Agenda was adopted

Public Member Appointment:

Chair North noted that several new public members were appointed to Board to work and serve on committees and they bring a certain kind of expertise to committees and are highly recommended by the Borough President, other public officials and community leaders. The person selected was Michael Mowatt-Winn, President, 33rd Precinct Council and he will serve on the Public Safety Committee.

Public Speakers' Session

Carlos Infante & Sylvia Cox, HRA Child Support Enforcement: (212.480.5966)

- Mr. Infante wants to educate and inform the Community Board about the different programs available in the Office of Child support.
 - They provide support for non-custodial parents, some of them owing large amounts in arrears.
 - OCS wants to make sure they address those issues so they can connect to their children
 - OCS want to provide financial support to all children
 - They do DNA testing for \$30.50 (mother, father and child \$91.50)
 - Modification of DSS Order – If child support is paid to social services, regardless of how much you pay for child
If income is below \$10,620, you can have payments modified to \$25 a month
 - Customer Service is located at 151 West Broadway, 4th Fl and your case will be reviewed and order modify
 - OCS go to Rikers every Monday to speak to inmates because many of them qualify for the modification
 - They also offer mediation for parents who want to get back together and solve differences
 - Those who have suspended license due to child support and are on public assistance can walk into Customer Service, show benefit card and suspension will be removed
 - Open Monday – Saturday and some evenings

Lidya Radin – Regarding Detective Colon 34th Precinct

- Need help because she was illegally convicted and incarcerated at Rikers for eleven months by Detective Colon of the 34th Precinct who Lydia said lied on the witness stand to put her in jail. Wants members to make phone calls to District Attorney's office because Yeshiva University's Anatomy Professor Todd Olson made a false police report against her.

Elizabeth Echevazea – Community Resident

- Is a resident of Inwood at 212th Street and is concerned that quality of life has deteriorated since two clubs in the area, (The Vintage Lounge at 3950 Tenth Avenue and the B & B Lounge located next door has music playing loud from 11pm to 4:30am in the morning. There's yelling and screaming in the middle of the night, individuals getting hurt, double parking and vehicles honking their horns. She has called 311 and police rarely come and when they do appear it's at 10pm when the music and noise hasn't begun. Management needs to be informed that their business is in a residential area.

Paul Rubenfarb – Quadriad Realty

- Spoke about the invasion of high risers in the neighborhood. He wants to keep neighborhood no more than 6 stories high as Harlem has zoned to 6 stories. He does not want mass population in Washington Heights to change the quality of life. Invites all to come and speak out at Land Use and Public Safety Committee Meetings

Daniel Newman, Parsons School of Design:

- Design Workshop – Pro Bono Architectural Services
- Project: Highbridge Park Rec Center

- Converting into lockers and changing rooms near pool and will be building 2 pool pavilions outside Rec Center in rear. Rec center and Educational Programs to remain open year round. Construction to start in 2 months and finish by end of year. Pool pavilions will open following year. They came for feedback and to support resolution from Parks Department

Michael Alvarez, New York Public Library: 212.666.5233

- Worked Washington Heights Library previously is now back as New Manager, looking for neighborhood feedback

Vianele Rivos - , Ft. Washington Branch of NYPL, 179th Street between Audubon and St. Nicholas

- ROAR Magazine contains information regarding what's happening in branches around the city and it lists all programs in the Ft. Washington branch and there's a survey she would like the public to take, it's online or can be picked up. www.nypl.org

Annie Krassner, 2nd Annual Summer Sunday in the Heights:

- Every Sunday in June at 157th and Broadway from 1:00pm to 5:00pm there will be activities for the family to enjoy music, arts and crafts, fitness classes and dance performances and so much more.

Gus Anton, Owner, Ouva Wine Garden @ 4957 Broadway at 207th Street and Isham

- Open from 12:00pm – 2:00am , has outside space and he has applied for a license and wants Board approval

Alexis Betancourt, Xpress Transport Car Service

- Two years ago community supported his small business and he could not make meeting because he was out of state. He's back and wants to continue his business.

Debra Klaber, Quadrad Realty

- Realty Project - High rise invasion and is asking Community Board to look at this very careful. She attended Land Use Meeting regarding high risers in Washington Heights and found that 42 story tower structures will change economic and social environment. We need Hudson Heights and others like it because it is affordable. Affordable housing for the neighborhood is wanted.

Cheryl Pahaham – Inwood Historic District

- Meeting to announce neighborhood preservation efforts in Inwood with a group called Volunteer for Isham Park. This group applied for a competitive program call Six to Celebrate sponsored by Historical District Council, a non-profit that focus on neighborhood preservation citywide and provide assistance to communities. 1st Meeting is Saturday at Inwood Branch of the New York Public Library.
- Everyone Welcome

Ross French – Tryon Garden

- His wife was bitten by a dog that was tied to a parking meter outside Fine Fare Supermarket at Dyckman Street. The manager of the store came out to with peroxide and helped her. She waited for the dog owner to appear and told him his dog bite her and he replied "that's not my fault" and walked away. He wanted to know if there's any law that he could use against the dog owner. District Manager Ebenezer Smith will call the Health Department to pursue a claim.

Kristin Kelleher – Education Reform Now

- Works on projects regarding how teachers are laid off by reforming LIFO. She wants teachers evaluated on performance and their merit, not just seniority along. Legislation has been passed in the State Senate and drafted letter is to go to the Governor. She has letters that can be signed and sent.

Edith Prentiss, Ambulatory Care Network Board Member:

- Is appealing to Columbia Presbyterian and Ambulatory Care Network to work together with the community regarding 99 ft. Washington Avenue. She wants to increase communication that will serve this population that the state has authorized to close. The concept was to develop practices to remove patients from being in the revolving door of clinics. This is a step backwards and we need to make the best out of it. She calls upon the institution to work with the senior services within the community.

Tom Cicero & Darren Nimmicht, Tenants Rights, 510 West 218th Street

- Had fire that gutted their apartment and below them. They came to thank George Fernandez, Marty Collins, Councilmember Jackson and The Red Cross for helping them. They want to advocate for those people who have not formed a tenants group in their building. Their landlord has not been accessible as he needed to be, but with the help of George, Marty and Councilmember Jackson who was there the day of the fire to make sure everyone had someplace to go, it brought unity to their building. They are now seeing state and city agencies come into their building to help them and progress is being made. They want to thank everyone and advocate for everyone to be involved in tenants rights..

Jacob Morris, Harlem Historical Society

- He came by to thank 2 of our committees for their help; Transportation for their wonderful discussion on Dr. Betty Shabazz and the Education Committee who took the Pushout problem with high school GED programs, which are the worst in the United States and co-sponsored a conference to bring this issue to the community with the title "Are High School Graduate Rates Accurate?". Also had free admission tickets to the Museum of City of New York, for the Apollo and their influence on music history in the 20th Century.

Malaar Shabazz, Youngest daughter of Dr. Betty Shabazz, Cultural Center

- She's honored that the community board is considering renaming a section of 165th – 166th Street on Broadway, Dr. Betty Shabazz Place. Her father has been honored, but the dream

Katie Weaver, Community Resident

- She moved to the community because it was quiet, but now feels there is a sense of lawlessness in community late at night. In the bars especially Patrick's Wine Bar the patrons come out at 4:00am yelling and fighting in the street. She feels injuries will occur and would like to find 7 magnificent people to help the neighborhood. Police presence is not there as they come to check the noise at 10:30pm instead between 1:00am – 5:00am.

Helen Morik, Healthy Children Kickoff

- Is concerned about the obesity problem in the school and she would like to raise awareness that good nutrition and exercise is important to the health of children. Please share this information with your neighbors and friends so every child has a good start in life.

Motion was made to go into Executive Session by Richard Lewis

Jim Berlin, Parliamentarian

- Community Board is going to hire a summer aide. The process involves discussion with the candidates. Only CB members are present to go into Executive Session and must have a quorum.

Cheryl Parpham and George Fernandez discussed the process

- Members will receive ballot and resume
- You have to sign for it, look it over, cast your vote, collect resume and ballot, take count of vote
- Ballot with no signature is disqualified

Ebenezer will present the candidates

- Candidates will come in one at a time, introduce themselves
- Not a secret ballot
- Part-time position
- Give presentation and tell why they are interested in this position
- Q & A after each interview
- Person must have majority of votes

Job Description

Seasonal Aide, stay late for meetings, email, computer work and most office functions, supportive role, understand Community Board, Bi-lingual
55 resumes were received; Ebenezer selected 28, interviewed 15 and selected 3 who represented what he was looking for to speak before Community Board

Candidates - have worked with the Community Board in some capacity since Ebenezer has been District Manager

Frances A. Escano

Sheila Zukowsky

Thelma Mercado

Committee Reports

Transportation – Jim Berlin presented for Rabbi Kalinsky

- Presented resolution to honor Dr. Betty Shabazz's legacy by Co-Naming the location of the Cultural Center she was so responsible for establishing as, Dr. Betty Shabazz Place. Jim noted that he had abstained because street should have been named for both Malcolm X and Dr. Betty Shabazz. Board members approved the resolution.

Economic Development – Nicole Foster

Highlighted a few proclamations that have stipulations:

- #4 rationale for not recommending is due to _____ pollution, serving alcohol to customers already intoxicated and noise complaint
- #7 stipulation the owners have agreed to base on community feedback is that the front door must be shut when loud music is being played. DEP will come in to go into apartments above the wine room to test noise level so not to disturb residents.
- #8 Alteration application for Villa's Lounge corp. They are taking over adjacent establishment next door and adding additional soundproofing, which Dep will test for noise pollution. 33rd Precinct did not have updated copies of occupancy agreement nor cabaret license so precinct asks this info to be included in stipulation.
- #10 & 11 Taxi and Limousine Commission - No Show – No Vote
- #12 Previous establishment that occupied this space (Red Lounge) had negative experience in community. CB did not feel confident that new owners (El Cazador Bar Restaurant) would be able to change the culture of the establishment very quickly. Some of the issues included noise pollution, hours of operation, serving intoxicated customers, and previous safety concerns from police. CB recommend no resolution.
- #14 Tin Marin Bar & Lounge dba The Monkey Room – No Show – No Vote
- #15 Strong community outpouring and a favorite yes vote although a stipulation stating "no live music in backyard", and acoustical engineer will check soundproofing on the inside. Music will be Jazz as they do in the Garden Café which Gus Anton spoke about. Soundproofing and DEP noise check will be on Cooper Street which is where the backyard is.

Resolution Votes:

- | | | | | | |
|---------------------|----------------|----------------------|-----------------|-----------------|-----------------------|
| 1. Yes 37 | 2. Yes 36 No 1 | 3. Yes 27 No 10 | 4. Yes 35 No 2 | 5. Yes 36 No 1 | 6. Yes 36 No 1 |
| 7. Yes 34 No 2 Ab 1 | 8. Yes 35 No 2 | 9. Yes 36 No 1 | 10. Yes 36 No 1 | 11. Yes 36 No 1 | 12. Yes 22 No 14 Ab 1 |
| 13. Yes 34 No 3 | 14. Yes 37 | 15. Yes 34 No 2 Ab 1 | | | |

Housing & Human Services – George Fernandez

Two resolutions were presented; Tenant Task Force that would assist and inform tenants of their rights, promote self advocacy and leadership development because they are being faced with deplorable living conditions, displacement and landlord harassment. The motion was to table the resolution for a future date. The other resolution was to support Senator Espaillat's Bill 2783 asking the New York State legislature to extend and strengthen the existing rent laws that protect over one million units in New York City. Vote was unanimous.

Land Use – Wayne Benjamin

Referred to Committee Minutes

Health & Environment – Steve Simon

Resolution was presented for NY Presbyterian Hospital to reconsider closing the Ft. Washington Geriatric Practice at 99 ft. Washington Avenue. Community Board 12 and the local elected officials would like to be notified and consulted before the hospital institute 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. Helen believed strongly that there should have been discussion on this. Resolution was called. Vote: 30

Youth & Education – Fe Florimon

Rayblin Vargas stated that the GED resolution presented by Mr. Morris was tabled by the Committee to invite stakeholders to a Forum in September around issue.

Parks and Cultural Affairs Committee – Zead Ramadan presented for Elizabeth Lorris-Ritter

Presented resolution to support NYC Department of Parks & Recreation, and Parsons School of Design freestanding exterior addition to the Highbridge Recreation Center. Vote: Yes 28 No 0 A 0

Representative for Elected Officials

Frank Hess for NYS Assemblyman Herman D. Farrell

Assemblyman Farrell reported extensively on the housing and rent laws that are expiring in June. He is suggesting CB members communicate to our State Senators, Dean Skelos in Nassau County, Democrats on the fence and republicans about this being an important issue and should be passed. Governor has not jumped in yet.

Meeting adjourned at 11:45pm.

Minutes submitted by Alyce Smith 04/26/11

HEALTH & ENVIRONMENT COMMITTEE MINUTES – May 5, 2011

COMMITTEE MEMBERS PRESENT: Steve Simon (Chair), David Kach, Edgard Nau, Raybblin Vargas, Beatrice Hall (Public Member) **COMMITTEE MEMBERS ABSENT:** Isaiah Bing, Helen Morik
OTHER CB 12 MEMBERS PRESENT: James Amodeo, Aldemar Diaz, Fe Florimon, Betty Lehmann
GUESTS: Laurie Vokes, Hunter College student; Eulalia Santamaria, CUNY School of Public Health student
STAFF: Frances Escano

S. Simon, chair, called the meeting to order at 7:20 p.m.

1. **“Environmental Health Report Card for Northern Manhattan”** – The committee reviewed a report issued by WE ACT for Environmental Justice on Earth Day regarding nine environmental health issues in the four community districts in Washington Heights-Inwood and Harlem and discussed how CB 12 can deal with these issues. (Unfortunately, no one from WE ACT could attend the meeting.) The report begins with a “Community Health Snapshot,” which states that WH-I has a larger population (270,700) than any of the other three districts, that its poverty rate is slightly lower (31%) and its health statistics are somewhat better: 1 in 20 adults suffers from psychological distress (same as West Harlem/Morningside Heights), the infant mortality rate is 6 per 1000 live births, 21% of adults are obese, 5 children out of 1000 suffer from asthma, and nine new cases of children with lead poisoning were detected (apparently in 2008). The nine issues covered by the report, with the committee's comments, are as follows:
 - Indoor Air Quality** – Hazards result from deteriorated housing conditions, particularly mold, and environmental tobacco smoke. “Northern Manhattan has one of the highest rates of mold complaints in the city – and the problem is growing.” The committee agreed that CB 12 should try to find out how many complaints regarding mold have been made by WH-I residents, how many violations were issued by HPD and/or DOHMH inspectors and whether these conditions were corrected in a timely manner. With regard to smoking, the committee thought that both the City and New York-Presbyterian Hospital should sponsor stop-smoking workshops in the community, including in the CB 12 office. One person noted that Columbia University bans smoking in all its buildings at the Medical Center, including the dorms on Haven Avenue.
 - Lead Poisoning** – Despite significant progress in reducing lead poisoning cases (most likely due in part to a tougher City law), the report notes that “lead exposure remains an environmental health hazard in low-income neighborhoods and immigrant communities.” CB 12 should request data concerning lead-based hazards similar to mold hazards. CB 12 has consistently supported the restoration of funding for Manhattan's only lead-safe house, 2183 Amsterdam Ave., which is used by families while lead abatement is being done in their apartments. NYPH and others who hold health fairs should test children for blood lead levels if they are not already doing so.
 - Pests & Pesticides** – “Northern Manhattan's high density, dilapidated housing stock and aging infrastructure result in some of the highest rates of households with rat, mouse and cockroach sightings, as well as infestations of insect pests and bedbugs.” CB 12 should work with DOHMH to identify areas with high levels of rodent and insect complaints and encourage building managers to use Integrated Pest Management to eliminate the conditions that cause these problems.
 - Solid Waste** – Uptown neighborhoods have many garbage-related problems, including overflowing trash baskets and garbage containers, litter-strewn lots, dirty streets, etc. J. Amodeo: Haven Avenue needs more trash baskets. Committee members mentioned several vacant lots with garbage problems: W. 162nd Street between Broadway and St. Nicholas Ave., south side of W. 163rd Street between Amsterdam and Edgecombe Avenues, west side of Broadway between Academy and W. 204th Streets and a fenced-off staircase on the west side of Haven Avenue at W. 172nd Street. S. Simon asked F. Escano to pass on this information to the District Manager so he could request inspections by DSNY and DOHMH. S. Simon also said he is arranging for the Manhattan Recycling Outreach Coordinator to attend a future committee meeting to discuss how we can help improve the community's recycling participation rate. We will also review the recently enacted law that reduces alternate-side-of-the-street parking days in communities with a high percentage of acceptably clean streets – a definite incentive for local residents to keep their streets clear of litter.
 - Outdoor Air Quality** – “Air pollution in Northern Manhattan comes from dirty boilers and power generation plants, roadway traffic, and municipal facilities such as bus depots and sewage treatment plants. With approximately 5,950 trips [daily?] eastbound on the George Washington Bridge, heavy diesel truck traffic moving...through Northern Manhattan streets, a diesel Amtrak and crisscrossing expressways, mobile sources of pollution pose a significant hazard for residents.....” Last month the committee heard a presentation from a DEP representative concerning new regulations to reduce pollution from dirty fuel oil by requiring building owners to upgrade boilers so they can burn better quality oil. S. Simon: will request an updated presentation on

The NYC Community Air Survey with the latest results from the two air quality monitoring sites in WH-I so we can gain a better understanding of our pollution problem.

Access to Healthy Food – “Across NYC, women and girls of color are roughly 1.5 times more likely to be obese. African Americans are nearly three times and Latinos are twice as likely to die from diabetes as their white counterparts. Despite the well-documented benefits of a healthy food environment, Northern Manhattan has poor supermarket service and few opportunities to purchase fresh fruits and vegetables. In addition, there [is] an overabundance of stores offering fast food and highly processed foods such as chips, canned foods and sugary snacks. Our food environment is so dire that the City has designated Northern Manhattan a ‘high need’ area.” CB 12 supported ex-Governor Paterson’s proposed tax on soda and sugary drinks. It should continue to support efforts by Greenmarket to expand in this community and by the City to encourage supermarkets and bodegas to offer fresh fruits and vegetables.

Water Quality – Most of our community receives its water from the Catskills/Delaware system, which is deemed to be of high quality and safe enough to drink without the need for filtration. Part of the community draws its water from the Croton system, for which a filtration plant is being built in The Bronx because of overdevelopment in the watershed east of the Hudson River. CB 12 should continue to support efforts to protect the City’s water supply, such as the campaign against the natural gas drilling method known as “hydro-fracking.”

Recreational Water Quality – WH-I is surrounded on three sides by waterways, namely the Hudson and Harlem Rivers, great natural resources. CB 12 should continue to support recreational activities on the waterfront, including canoeing, kayaking and other water sports.

Open Space – The report cites the fact that 50.1% of Community District 12 (WH-I) is made up of parks and open space – one of the strong points of this community. CB 12 should continue to advocate for its parks, including improvements, maintenance and programming.

2. **Old Business – Update on Brownfield Site at 4566 Broadway.** S. Simon reported that he had received site maps from NYS Dept. of Environmental Conservation showing the locations where test borings had detected concentrations of contaminants during the initial investigations at the Brownfield site. CB 12 had previously requested this information. The consultant will provide copies to the Inwood Branch Library and to Community Board 12 for public review. The DEC project manager also reported that the field activities for the supplemental investigations in the four nearby apartment buildings were completed during March. The draft report is expected by June, and the findings will be shared with us once the report is approved by NYS DEC and NYS DOH.
3. **New Business – Quadriad Project.** There was an extensive discussion concerning the large-scale development proposed for both sides of Broadway at W. 190th St. by Quadriad Realty Partners. Both sites would have to be rezoned pursuant to a ULURP action. The original plan was for three towers on the east side of Broadway to be as tall as 33, 39 and 42 stories; they have been reduced somewhat with the elimination of 40,000 sq. ft. of community facility space. The tower planned for the west side of Broadway could be either 32 or 45 stories, depending upon whether Quadriad purchases or reaches a development deal with the Ortiz Funeral Home. R. Vargas said she is quite familiar with the area since she used to have a pizzeria/video store at that location. She said she was aware of studies that found that high-rises in low-density areas could cause mental/psychological issues among nearby residents such as stress and insecurity as well as crime. Others mentioned issues such as obstruction of views, shadows being cast over large parts of the neighborhood, effects of construction on neighboring buildings supported by steel frame structures, etc. The impact of this proposed 652-unit project on the area’s utility infrastructure and City services such as police, fire, sanitation and transportation also would have to be determined. It was agreed that the H&E Committee should have a joint meeting with the Housing & Human Services Committee in June to discuss the project’s potential environmental impact as well as housing-related issues with the developer.
4. **Announcements** – R. Vargas: the Dominican Progressive Women’s Assn. will be sponsoring a summer play street on Pinehurst Avenue between 179th –180th Streets from July 9-August 14.
5. **Mail** was reviewed.
6. **Next Meeting:** June 2 – R. Vargas will begin reporting on meetings of the Harlem Hospital Community Advisory Board since she has now been officially appointed to the board. E. Nau said he has yet to be contacted by the Renaissance Health Care Network CAB. They are CB 12’s official representatives to these boards.

The meeting was adjourned at 9:02 p.m.

Respectfully submitted, Steve Simon

Traffic & Transportation Minutes – May 2, 2011

PRESENT:

Committee: Jim Berlin, Mitch Glenn, Yosef Kalinsky, Edith Prentiss

CB 12: Richard Allman, Aldomar Diaz

DoT: Josh Orzeck; Maurice Bruet, Randy Wade

Transportation Alternatives: Lindsay Gannon,

Rabbi Kalinsky opened the meeting at 7:15 PM and welcomed the guests.

DoT Presentation – Sherman Creek-Inwood 13 intersection safety improvements

Presentation by Randy Wade

Given the major scope of this project, it has been split between DoT & DDC. DoT will be responsible for the design & reconstruction of eight of the intersections. They expect to complete them, this summer. The remaining intersections are being referred to DDC for major work. In addition, 2 intersections that the DoT will work on this summer will also be directed to DDC for a major overhaul at some point in the future. The intersections that the DoT will address this summer are particularly dangerous and demanded early rebuilding as they had been the scene 47 injuries and 489 crashes over the last 3 years.

#1: Nagle Avenue & Dyckman Street

Current Problems:

- Unpredictable vehicle movements
- Pedestrian access to the #1 subway is challenging

Planned temporary changes:

- Concrete medians on Nagle.
- Improved delineated pedestrian walkways and enlarged corners with flexible stanchions.
- Eliminate left turn from eastbound Dyckman to southbound Ft. George Hill & left turn from westbound Dyckman onto northbound Nagle.
-

Public expressed desire for 'Barn Dance' stop light (when traffic stops, pedestrians can cross in any direction)

* This intersection will also be one of those to be redesigned by DDC, which may take 2 years or more.

#2: 10th Avenue and West 201st/202nd Streets

Current Problems:

- Pedestrian crossing 10th Avenue is difficult because of 4 lanes of traffic
- Diagonal angle of 201st Street allows drivers to make left turn from 10th Avenue at high speeds.

Planned changes:

- Diagonal section of W 201 St where it meets 10th Avenue will no longer be open to traffic.
- 10th Avenue reduced to 3 lanes.

#3: 10th Avenue and Nagle Avenue

Current Problems:

- Chaotic traffic merge
- Double parked vehicles

Planned changes:

- Improved road markings on Nagle to reduce confusion of merge onto 10th Avenue Northbound.

#4: 10th Avenue and 207th Street.

Current Problems:

- High volume of pedestrian traffic @ #1 train station
- Intersection is wide and confusing for pedestrians and motorists
- Subway columns block visibility

Planned changes:

- Left turn bans – north onto 10th Avenue and east onto 207th Street.
- Improved road markings.

#5: 9th Avenue and 207th Street

Current Problems:

- Existing truck ramp near intersection makes pedestrian ramp to bridge confusing and dangerous.

Planned changes:

- This ramp will have improved crosswalks and less confusing intersection markings so that pedestrians will have a clearer protected path.

#6: Broadway and 207th Street.

Current Problems:

- Intersection wide and confusing for pedestrians and motorists

Planned changes:

- Improved road markings to help pedestrians.

#7: 10th Avenue, 215th Street and Broadway.

Current Problems:

- Much pedestrian traffic because of proximity to #1 train station
- Intersection wide and confusing for pedestrians and motorists
- Subway columns block visibility

Planned changes:

- Improved road markings on added left turn bay on 215th Street.

#8: 10th Avenue and 218th Street.

Current Problems:

- Bus stop is on traffic island and there is no traffic signal to allow pedestrians to reach it.

Planned temporary changes*:

- Improved road markings.
- Added pedestrian signals.

Members of the public, including teachers from nearby PS/MS 278 (219th St) & PS/IS 18 (220th St), expressed great distress about the degree of danger to pedestrians at this intersection and the minimal mitigation offered by the DoT's plan. The DoT's response was that this intersection is on the DDC list for future reconstruction. The DoT also offered to reach out to the teachers/parents to work out enhancements to the current plan. The lack of safe refuge for wheelchair users crossing Broadway (from the bus stop) to the Allen Hospital remains a problem.

Resolution was approved supporting the DoT's initiative with a proviso to work with PS/MS 278 & PS/IS 18 parents & teachers to improve safety at intersection #8 (10th Avenue & Broadway).

Vote: Committee 4-0-0, CB members 2-0-0 Public 7-1-0

Using Cameras to enforce laws against speeding

Presentation by Lindsay Gannon, Transportation Alternatives.

Transportation Alternatives (TA) is advocating for 40 additional cameras citywide – both fixed and mobile - to track speeding vehicles. The TA maintains that these cameras are a very effective way to reduce speeding and increase safety. Owners of vehicles caught by these cameras receive a summons but no points on their license. This change requires approval in the state legislature. The TA requests a CB12 resolution supporting these cameras.

Resolution was approved to support the TA proposal to add 40 additional speeding cameras city-wide.

Vote: Committee 4-0-0, CB members 1-0-1 Public 3-0-4

TA Riders' Rebellion Requests Community Board Manhattan 12 support for the Riders Bill of Rights

At the Committee's April 4th, 2011 meeting, Riders Rebellion requested a CB12 resolution in favor of their 'Transit Riders Bill of Rights'. Edith Prentiss requested 2 changes to original resolution to explicitly cover the needs of the disabled.

Resolution was approved to support the 'Transit Riders Bill of Rights' with the 2 changes sought by Edith

Vote: Committee 4-0-0, CB members 1-0-0 Public 8-0-0

Scheduling and Planning of Bike Lanes forum

The Forum will be on Thursday June 16th at 6:30pm at ARC XVI Ft. Washington Senior Center (4111 Broadway – entrance on 174th Broadway and Ft. Washington Ave.). List of those invited include: DOT Safe Streets Program, Transportation Alternatives, CB 12's Aging & Public Safety committees, the Dominican Biking Group, IWH's Livable Streets & local representatives; also knowledgeable participants in the Columbus Avenue bike lane controversy.

Evening to have 3 components:

- Educational
- Safety
- Guest Speakers

There was a brief discussion on the contents of the flyer announcing the event. The official notice to CB12 will occur at the general meeting later this month. Final organizational planning will occur at June's T&T meeting.

Street Co-naming proposal for Harry Belafonte

Presented by Jacob Morris

Mr. Morris strongly promoted the right to co-name a street for a living individual. Because there is a general understanding that street co-namings will only be approved by the City Council for the deceased, the Committee felt that creating a resolution at this time would not make sense. Mr. Morris will approach Councilman Jackson to find out if the Councilman will be willing to go on the record stating that he will bring a Community Board passed resolution of this nature to the City Council. If the Councilman agrees, then the Committee will take up the case for Mr. Belafonte.

Meeting adjourned at 9pm

Minutes respectfully submitted by Mitch Glenn

Community Board 12, Manhattan-Traffic & Transportation Committee
Resolution in Support of NYC DoT Pedestrian Projects Group Proposed Safety Improvements for Sherman Creek-Inwood

Whereas: the New York City Department of Transportation (DoT) presented to the Community Board 12's Traffic and Transportation Committee (T&T) on May 2nd, 2011 their proposed Safety Improvements for Sherman Creek-Inwood; and

Whereas: The eight intersections DoT will design and re-build are: Nagle Avenue & Dyckman Street; 10th Avenue & 201st- 202nd Streets; 10th & Nagle Avenues; 10th Avenue & W 207th Street; W 207th Street & 9th Avenue; Broadway & W 207th Street; W 215th Street at Broadway & 10th Avenue; and 10th Avenue & 218th Street; and

Whereas from March 2008 to 2011 the NYPD reports there were 47 pedestrian injuries, 4 cyclists injured and 11 motor vehicle occupants injured in 489 accidents at these eight intersections, and

Whereas: DoT's planned safety improvements include: pavement markings; signal timing; new pedestrian signals, additional turning bans, new signage; marking around subway columns, painted and/or textured surfaces; concrete islands, high visibility pedestrian crosswalks, and flexible delineators, and

Whereas: In September 2011, DoT and NYC's Department of Design and Construction (DDC) will present their proposal for the intersections DDC will design and re-build (Broadway & 10th Avenue at 218th Street; Broadway at Riverside Drive & Dyckman Street; Dyckman Street & Nagle Avenue at Fort George Hill & Hillside Avenue; Dyckman Street at 10th Avenue & Harlem River Drive; Broadway at Sherman Avenue & Elwood Street; and Broadway at Nagle Avenue & Bennett Avenue,) and

Whereas Parents, teachers, and neighbors of PS/IS 18 & PS/MS 278 have repeatedly expressed concern about traffic patterns at Intersection #8 (10th Avenue & 218th Street) as well as nearby intersections and areas north of 218th Street that endanger students

Be It Resolved DoT should expand the study of Intersection #8 (10th Avenue & 218th Street) and adjoining areas as part of priorities for study and implementation in the Inwood- Sherman Creek Traffic Study and should assess the potential for short term upgrades impacting the safety of PS/IS 18 & PS/MS 278 students, and

Therefore be it Resolved: Community Board 12M T&T supports DoT's Safety Improvements for Sherman Creek-Inwood and DDC's planned safety improvement for the remaining intersections.

Community Board 12, Manhattan-Traffic & Transportation Committee
Resolution in Support of Automated Speed Enforcement Cameras

Whereas, In 2009, 63 people were killed and 2,150 people were injured as the result of speed-related motor vehicle crashes in New York City; and

Whereas, Pedestrians and cyclists are at a heightened risk of injury in speed-related crashes: if a pedestrian is hit by a car at 40 mph there is an 70% chance the pedestrian will die, but if the driver strikes a pedestrian at 30 mph there is an 80% chance the pedestrian will survive; and

Whereas, Speeding is the number one cause of deadly crashes in New York City, claiming more lives than drunken driving and distracted driving combined; and

Whereas, In 2009, 170 cyclists and pedestrians were killed on New York City's roads; and

Whereas, law enforcement agencies, with increasing responsibility and without commensurate increases in staffing levels, are considering technologies to improve their efficiency; and

Whereas, "Automated speed enforcement cameras," when used in conjunction with traditional means of traffic enforcement and public education complement law enforcement's traffic safety efforts; and enforcement programs; and furthermore

Whereas, Automated speed enforcement cameras have been shown to reduce crashes by 14-72% as well as injuries and fatalities by 40-45%; and

Whereas, We call upon the New York State Senate and Assembly to introduce legislation, which would authorize the City of New York to use camera technology to enforce existing speed limits and support the efforts of the NYPD; and

Be It Resolved CB 12 M Traffic & Transportation Committee fully supports the use of "automated speed enforcement cameras" and calls on the respective houses to pass as quickly as possible this legislation and for the Governor to sign it and furthermore, for both the New York City Council, Mayor, Department of Transportation and Police Department to fully support this legislation; and

Be It Further Resolved; that automated speed enforcement must be deployed in high-collision locations and without regard to fine revenues; must be free from undue vendor influence; must be extraordinarily accurate; and used only in conjunction with traditional traffic enforcement.

Community Board 12 Manhattan, Traffic & Transportation Committee
Resolution in Support of Transportation Alternative's Rider Rebellion Bill of Rights

Whereas, The Riders' Rebellion Campaign is 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 .

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

1. Equally reliable, affordable and efficient transit for all New Yorkers;
2. 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;
3. 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;
4. Well-lit and safe subway and bus facilities with MTA employees on hand to provide information and respond in case of emergency;
5. Clean, regularly maintained MTA facilities including subway stations, subway cars, buses and bus stops;
6. A more accessible transit system, with level boarding for buses and working elevators and escalators within all subway stations;
7. Helpful, courteous service from station agents, bus drivers and other MTA employees;
8. Official prioritization of the operation, maintenance and improvement of the existing train and bus network before its expansion;
9. Transparent and easily-used lines of communication between riders/MTA with mechanisms in place to address rider concerns/complaints;
10. A minimum of one transit worker and one transit rider as voting members of the MTA Board of Directors

Be It Resolved; CB 12 M Traffic & Transportation Committee supports the Riders' Rebellion Bill of Rights with the following additions: Access-A-Ride, NYC's paratransit program and in # six level boarding for subway and trains.

Land Use Committee - Meeting Minutes

May 4, 2011

Committee Members Present

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

Committee Members Absent

Tamara Rivera

Board Members Present

Aldemar Diaz
Richard Lewis

Public Member

Vivian Ducat

Guests: Margaret Thomas, R. Breha, Margaret Harrington, Helen Sokolsky, Glen Dockery-Dockery & Associates, Marliese Zimmerman

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. He noted that the ABC's of Zoning workshop, to be presented by the Manhattan Borough President's office, that was initially scheduled for this evening has been reschedule to June in order to allow Borough President Scott Stringer to attend.
3. Public Hearing: The Land Use Committee ("Land Use" or the "Committee") held a Public Hearing to consider the application submitted to the Board of Standards and Appeals ("Application No.: 502-60-BZ" or the "Application") requesting a 10-year extension to the term of an existing zoning variance permitting an automobile parking facility (lot) to operate at 4452 Broadway, aka 88-90 Fairview Avenue (Block 2170 / Lots 62 and 400). The Application was submitted to the Board of Standards an Appeals ("BSA") by Dockery & Associates, Inc. on behalf of the owner KIMSL 4452 Broadway LLC (the "Owner"). The Application is dated January 20, 2011; the existing variance expired January 20, 2011.

Glendon Dockery, representing Dockery & Associates briefed the Committee on the Application. Mr. Dockery advised that the approximately 16,000 square foot site has operated as a parking lot since 1962. It can accommodate up to 52 vehicles and that occupancy generally consists of 43 monthly users who reside in near-by residential buildings with the remaining spaces serving the needs of daily parkers. Mr. Dockery stated that the parking facility is not currently in operation, the Owner is awaiting renewal of the zoning variance. The parking lot is also part of the site of the proposed Tryon Center development. At the April Land Use meeting Quadriad advised that the Owner intended to seek a renewal of the zoning variance so that if the Tryon Center project is delayed or does not move forward the parking facility can legally continue op operate. The Land Use Chair noted that the photos included in the Application show the fence to the parking lot to be in need of repairs.

After further discussion a motion was made (J. Berlin) and seconded (A. Barberis) in support of the Application subject to the repair and ongoing maintenance of the fence to the Property. The motion passed based on the following vote.

Committee Members	5-0-0
Public Member	1-0-0
Board Members	1-0-0
Members of the Public	2-0-1

4. Members of the public raised questions about Quadriad's Tryon Center project and asked when next Land Use will consider the project. Some of the questions raised pertained to the project's scale, the interest being served by the proposed development, the community / public benefits created by the project and the environmental impacts of the project. Chair Benjamin stated that Quadriad is scheduled to present to the Housing and Human Services committee in June and that, while the Committee's June meeting will not include a presentation by Quadriad, as part of the ABC's of Zoning workshop the planning and zoning challenges posed by Tryon Center will be used as a means to examine the abstract concepts of zoning and planning in an actual project.

Committee Member Obie Bing stated that in its response to the questions posed by Land Use in February Quadriad did not respond to the question relating to environmental impacts. [At the end of the meeting Chair Benjamin and Mr. Bing reviewed a copy of the March 2011 Q&A response submitted by Quadriad. The environmental question was answered, but further follow up on the matter is required].

A member of the public stated that Harlem has put in place zoning that does not allow buildings to be more than six-stories tall. Chair Benjamin stated that the rezoning of 125th Street allows for a variety of building heights, the maximum being about 198 feet – which is much more than six-stories – and that the Frederick Douglas Avenue rezoning increased allowable density to encourage the development of new buildings that exceed six-stories. That member of the public also stated that the upper portion of Gorman Park underwent extensive capital improvement work a few years ago and is not in need of any further improvements and that at the May 3rd Parks and Cultural Affairs meeting Quadriad did not indicate that the Tryon Center project would include any public amenities. [In follow up subsequent to the Land Use meeting it was determined that the capital work on Gorman Park occurred about 10-years ago, further capital improvements are needed and the Quadriad's presentation to Parks and Culture included to same reference to public amenities as are included in its proposal and was were shared with Land Use].

5. Public Member Vivian Ducat asked what could be done to address the condition of the building next to Apple Bank at Broadway and 159th Street/Fort Washington Avenue. Chair Benjamin suggested that the matter be brought to the attention of the District Manager so that he can follow up with the property owner and the appropriate City agencies.
6. The Committee discussed a small hotel project on 181st Street, between Amsterdam and Audubon Avenues. The Committee discussed this project several months ago at which time construction appeared to be stalled. Construction activities at the project site appear to have restarted.
7. The meeting adjourned at 8:20 pm.

Respectfully submitted by: Wayne A. Benjamin

LAND USE COMMITTEE – COMMUNITY BOARD 12-MANHATTAN

MAY 4, 2011

RESOLUTION: Supporting the application submitted to the Board of Standards and Appeals on behalf of KIMSL 4452 Broadway LLC requesting a 10-year extension to the term of a zoning variance in order to permit continued use and occupancy of 4452 Broadway aka 88-90 Fairview Avenue as an automobile parking facility

Whereas: An application (“Application No.: 502-60-BZ” or the “Application”) was submitted to the Board of Standards and Appeals (“BSA”) by Dockery & Associates, Inc. (“D&A”) on behalf of KIMSL 4452 Broadway LLC, owner of 4452 Broadway aka 88-90 Fairview Avenue (Block 2170, Lots 62 and 400) (the “Property”). The Application requests a 10-year extension to an expired zoning variance in order to permit the continued use and occupancy of the Property as an automobile parking facility; and

Whereas: The Property is located in a C2-4/R7-2 zoning district. Automobile parking facilities are not permitted as-of-right in these zoning districts. A zoning variance (the “Variance”) issued by BSA is required in order to establish and maintain an automobile parking facility. The term of the zoning variance for the Property expired on January 20, 2011. The term of the Certificate of Occupancy for the Property also expired on January 20, 2011; and

Whereas: The Property consists of two zoning lots. Zoning lot 62 includes a 7,875 square foot one story brick and a parking lot for nine vehicles. Zoning lot 400 includes a 16,404 square foot lot used to provide attendant parking for 43 vehicles. A total of 52 parking spaces are accommodated on the Property; and

Whereas: On May 4, 2011 the Land Use Committee held a Public Hearing to obtain comment on the Application. Glendon Dockery of D&A attended the Public Hearing and briefed the Committee on the Application. Mr. Dockery advised that the Property has operated as a parking facility since approximately 1962, it mostly serves residents of near-by buildings who park on a monthly basis and that the parking facility is not currently in operation, pending a renewal of the zoning variance; and

Whereas: The site photos included the Application indicate that the fence to the Property is in need of repair. Now, therefore be it

Resolved: Community Board 12- Manhattan supports the application (Application No.: 503-60-BZ) submitted to the Board of Standards and Appeals by Dockery & Associates, Inc. on behalf of KIMSL 4452 Broadway LLC, owner of 4452 Broadway aka 88-90 Fairview Avenue, requesting a 10-year extension to the term of an expired zoning variance to permit the continued use and occupancy of the Property as an automobile parking facility subject to the repair and ongoing maintenance of the fence to the Property.

The resolution passed based on the following votes:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
Committee Members	5	0	0
Public Member	1	0	0
Board Members	1	0	0
Members of the Public	2	0	1

**Economic Development Committee
Resolution #1
Renewal- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, Don Pancholo Rest. Corp dba El Presidente, located at 3938 Broadway at the corner of W. 165th Street, has duly notified Community Board 12 of its intention to file an application for a renewal on-premises liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about Don Pancholo Rest. Corp dba El Presidente; 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 Don Pancholo Rest. Corp dba El Presidente.

**Economic Development Committee
Resolution #2
Renewal- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, 1218 M & M bar & Grill Inc., located at 1218 St. Nicholas Avenue at the corner of W. 171st Street, has duly notified Community Board 12 of its intention to file an application for a renewal on-premises liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about 1218 M & M bar & Grill 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 1218 M & M bar & Grill Inc.

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

Whereas, The Element Restaurant Group Inc, located at 854 W. 181st at the corner of Cabrini Blvd, has duly notified Community Board 12 of its intention to file an application for a renewal on-premises liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about The Element Restaurant Group 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 The Element Restaurant Group Inc.

**Economic Development Committee
Resolution #4
Renewal- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, NYRP dba New Leaf Café , located at 1 Margaret Corbin Drive, has duly notified Community Board 12 of its intention to file an application for a renewal on-premises liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about NYRP dba New Leaf Café; 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 NYRP dba New Leaf Café.

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

Whereas, Rafalex Inc. dba Lighthouse Café Restaurant, located at 1952 Amsterdam Avenue at the corner of W. 157th Street, has duly notified Community Board 12 of its intention to file an application for a renewal of its on premise liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard negative comments about Rafalex Inc. dba Lighthouse Café Restaurant related to disorderly conduct, overcrowding, noise pollution, selling to intoxicated customers; and

Therefore Be It Resolved, that Community Board 12 offers **NO OBJECTION IF** 1) last drinks are served at 3:15 AM, 2) bartenders monitor how much alcohol they are serving individual customers and customer level of intoxication 3) staff undergoes TIPS training to the State Liquor Authority granting a renewal of its on premise liquor license for Rafalex Inc. dba Lighthouse Café Restaurant.

Economic Development Committee

Resolution #6
Renewal- SLA-On Premise Liquor License
May 3rd, 2011

Whereas, C & H Hamlet Bar LTD, located at 5008 Broadway at the corner of W. 213th Street, has duly notified Community Board 12 of its intention to file an application for a renewal on-premises liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard negative comments related to one incident in September 2010 where a fight broke out, but since then there have been no complaints; 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 C & H Hamlet Bar LTD.

Economic Development Committee
Resolution #7
Renewal- SLA-On Premise Liquor License
May 3rd, 2011

Whereas, Tipico Dominicano LLC, located at 4172 Broadway at the corner of W. 213th Street, has duly notified Community Board 12 of its intention to file an application for a renewal on-premises liquor license; and

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

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal on premise liquor license for Tipico Dominicano LLC.

Economic Development Committee
Resolution #8
Renewal- SLA-On Restaurant Wine License License
May 3rd, 2011

Whereas, Cristina & Rachel Restaurant Inc dba Cristina Restaurant, located at 179 Audubon Avenue at the corner of W. 174th Street, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about Cristina & Rachel Restaurant Inc dba Cristina 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 Cristina & Rachel Restaurant Inc dba Cristina Restaurant.

**Economic Development Committee
Resolution #9
Renewal- SLA-Restaurant Wine License
May 3rd, 2011**

Whereas, La Rueda Restaurant Inc. dba Tu Sabor Latino Restaurant, located at 3862-3864 Broadway between W. 161st & W. 162nd Streets, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license; and

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

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for La Rueda Restaurant Inc. dba Tu Sabor Latino Restaurant.

**Economic Development Committee
Resolution #10
New- Taxi & Limousine Commission-On Premise Liquor License
May 3rd, 2011**

Whereas, Washington Radio Dispatcher, located at 2304 Amsterdam Avenue at the corner of W. 174th Street, has duly notified Community Board 12 of its intention to file an application for a new taxi and limousine commission license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about Washington Radio Dispatcher; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the State Liquor Authority granting a new taxi and limousine commission license for Washington Radio Dispatcher.

**Economic Development Committee
Resolution #11
New- Department of Consumer Affairs- Unenclosed Sidewalk Cafe**

May 3rd, 2011

Whereas, Antika Pizzeria Inc dba Antika, located at 3924 Broadway between W. 164th Street & W. 165th Street, has duly notified Community Board 12 of its intention to file an application for a new unenclosed sidewalk cafe; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about Antika Pizzeria Inc dba Antika; and

Therefore Be It Resolved, that Community Board 12 offers **no objection** to the Department of Consumer Affairs granting a new unenclosed sidewalk cafe for Antika Pizzeria Inc dba Antika.

**Economic Development Committee
Resolution #12
New- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, La Estufa Inc, located at 5025-5035 Broadway at the corner of W. 214th Street, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local 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 a new on premise liquor license for La Estufa Inc.

**Economic Development Committee
Resolution #13
New- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, 417 W. Inc. dba GARBO, located at 417 W. 202nd Street between 9th & 10th Avenues, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license; and

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

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for 417 W. Inc. dba GARBO.

**Economic Development Committee
Resolution #14
New- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, El Rancho Los Compadres Corp., located at 11 Sherman Avenue between Dyckman and Academy Streets, has duly notified Community Board 12 of its intention to file an application for a new on-premises liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard negative comments related to license violations due to the front of the establishment (restaurant) not having an alcohol license and the back part of the establishment (catering hall) having a liquor license and people from the catering hall entering the restaurant with liquor; and

Therefore Be It Resolved that Community Board 12 offers **no objection** since the establishment is rectifying the license violation problem by getting equal liquor licenses for both parts of the establishment to the State Liquor Authority granting a new On-Premises Liquor License for El Rancho Los Compadres Corp.

**Economic Development Committee
Resolution #15
New- SLA-On Premise Liquor License
May 3rd, 2011**

Whereas, Agua Roja Bar & Restaurant Corp. dba Agua Roja Bar & Restaurant, located at 220 Nagle Avenue at the corner of Academy Street, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license; and

Whereas, the Economic Development Committee, having met on May 3, 2011 to hear comments from the community, and the local precincts, heard no negative comments about Agua Roja Bar & Restaurant Corp. dba Agua Roja Bar & Restaurant; and

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

**Economic Development Committee
Resolution #16**

**New- SLA-Restaurant Wine License
May 3rd, 2011**

Whereas, Como en Casa Restaurant Corp, located at 4460 Broadway at he corner of Fairview Avenue, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license; and

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

Therefore Be It Resolved, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Como en Casa Restaurant Corp.

Committee for the Concerns for Aging
May 10, 2011
@ Community Board 12 Office
711 W. 168th Street

Committee Members

Gloria Vanterpool, Chair
Edgard Nau, Asst. Chair
Guests: Ginia Addeo, Katherine Chen

Public Members

Norma De Candido

Chairperson Gloria Vanterpool, called the meeting @ 10:15 am. The meeting was held at Boards' office

All persons present introduced themselves

CD 12 Committee Reports

Transportation & Traffic

It was decided that the Bike Lane Forum will be held on Thursday, June 16, 2011. Our committee will attend and assist in extending an invitation to all residents to this meeting to hear the pros and cons. This is a topic that has been the concern of the older adults. It was mentioned that efforts will be made to contact other Community Boards who have held Bike Lane Forums and invite them to discuss their experiences.

Health & Environment

There is still serious concern about the closing of the Geriatric Practice at 99 Fort Washington Ave. The Chairperson of our Community Board attended a meeting with Councilman Jackson at N.P.H. and various issues were discussed. It was decided that a walk thru would be scheduled to visit the proposed location for the program transfer and at the conclusion the final decision will be made. The Aging Committee will be represented along with others. A report will be shared at the next committee meeting

New Business

Rental Law Reform

This is a very serious matter thru out the city. Expiration on all rent-regulated apartments laws will occur on June 14th. Serious pressure must be placed on Gov. Cuomo to protect tenants by renewing and strengthening rental laws and repealing vacancy destabilization. The committee was invited to join a group on May 15 go to Cooper Union to participate and protest rental rise. All present were asked to take flyers and post them in their apartment building lobby and encourage others to call using the phone no. on the flyer----- 212 681 4580 For further info, call Real Rent REform 212 608 4320 ext. 316 or RealRentReform@gmail.com

Meeting ended at 11:15 am

Next meeting is June 14th at ARC XVI Ft. Washington Senior Center 4111 Broadway -entrance on 174th St. bet. Broadway & Ft. Washington Ave. 10:15 am

Topic : Elder Abuse

CONCERNS OF THE AGING COMMITTEE

Resolution In Opposition to Proposed Budget Cuts for Senior Citizens Programs

Whereas: The Mayor has proposed severe budget cuts to vital programs operated by the Department for the Aging that would have a detrimental impact on the quality of life for New York City's senior citizens; and

Whereas: These cuts in the FY 12 Executive Budget amount to \$38.2 million and include the following:

- \$6.6 million – 30% of the funds for case management
- \$5 million – senior center core funding
- \$4.5 million – home-delivered meals
- \$4.5 million – food costs for congregate and home-delivered meals
- \$2.0 million – transportation operating costs
- \$1.6 million – senior center closures
- \$1.5 million – space costs for senior centers
- \$1.2 million – information & referral extended services
- \$900,000 – programs for Naturally Occurring Retired Communities (NORCs)
- \$800,000 – elder abuse funds
- \$5.5 million - City Council discretionary funds for senior citizens' programs
- \$4.1 million - Borough President's discretionary funds for senior citizens'

programs

Whereas: Washington Heights-Inwood has a strong network of nine senior centers as well as meals-on-wheels programs, a transportation program for seniors, NORC programs and other very important programs geared to the large population of seniors in this community – all of which likely would be adversely affected by these cuts; and

Whereas: These cuts, if included in the final budget adopted by the City Council, would be extremely harmful to the many seniors living in this community and throughout the City who depend on the meals, social services and socialization opportunities that the senior centers and other programs provide; now, therefore, be it

Resolved: Community Board 12-Manhattan strongly opposes these proposed budget cuts, urges the Mayor to reconsider and calls upon the City Council to restore the funds to these life-sustaining support systems in the FY 12 Adopted Budget.

This resolution was passed at the meeting of the Concerns of the Aging Committee on May 10, 2011 by the following vote:

Committee Members 2-0-0

Public Members 2-0-0

Youth and Education Committee

Monday, May 2, 2011

Committee Present: Fe Florimon, Chair, Raybblin Vargas, Asst. Chair, Alyce Smith
Committee Member Excused: Angelo Ortiz
Committee Members Absent: Leonardo Blackman, Maria Luna, Manny de los Santos,
Jackie Rowe Adams

CB12 Members: Gabriela Rosa, Dr. Pamela Palanque-North, Chair CB12

Public Members: Josh Karan, Roberto de la Rosa – Parent Advocate, Al Kurland - PAL

AGENDA

Meeting started: 7:30 pm

PRESENTATION I

Judith Amaro, President of the Community Educational Council, District 6 Special Education & ELL Presentation

- Saturday, May 7 – P.S. 48, Michael Buczek School Auditorium, 4360 Broadway
 - hosting their 2nd Special Education and ELL Presentation
- Presenters from the DOE to address Special Education and ELL issues including rights, services, and the law.
- Will always have informational tables that will be present.
- Representatives Ydanis Rodriguez, Bill de Blasio will be giving opening addresses.
- Program for the day
 - 11:30 – 12:00 lunch – brunch and opening address
 - 12:00 – 2:00 – ELL Panelists (three presenters)
 - 2:30 – 4:30 – Special Education Panelists (three presenters)
- Important information such as knowing what an IEP (Individualized Education Plan) is such as the importance of having the agreement in your own language.
- Discussion of the findings of the survey conducted by CEC.
- Discuss some of the restructuring changes by the DOE.
- Please help by distributing fliers and getting parents involved.
- Elections CEC candidates for May 1 – May 7
 - Candidates forum on May 3, at PS 48
 - Available 9 parent positions up for vote – can serve up 2 years after their last child leaves school.
 - 2 MBP appointed
 - 11 members in total

“Best system a child can have, is an educated parent” – Judith Amaro

PRESENTATION II

Carmen Acosta, Association of Progressive Women Playstreet Program

- Mission of their organization is to build power within the family and comes before Y&E community.
- Are inviting community members to their new Health Initiative in alliance with NYC Department of Health – Strategic Alliance for Health and the Department of Transportation.
- Are building the collaboration and would like the support of CB to support their program to close the street
 - July 9 – August 13 – Every Saturday, 11 am – 5 pm
 - 179th – 180th Street Pinehurst Avenue,
 - Three buildings and a Synagogue.
 - Approached the Rabbi and got support from the Synagogue. Will be sending their own members to participate in the playstreet after worship services.
- Playstreet Activities at least 2 or 3 sessions
 - DanceXercise – every session
 - “Punk Rope” - training to competitively jump rope
 - JLC Team (Walk, Run, Bicycle) – in collaboration with Bike New York
 - Board Games (chess, checkers, scrabble, etc.)
 - Table Games (Ping Pong)
 - Basketball
 - Volleyball
 - Yoga
 - Trips to the Green Market to learn about healthy nutrition and working to get participants to get special rates in collaboration of Vive tu Vida.
- Playstreet permit is still pending deadline today, May 2, 2011.
 - Because of the fact that they have been working with the City in preparing for this project, prospect is that they will be granted the permit.
- Vote that CB 12 be listed as a co-sponsor with the AMP Playstreet Project/Zona Recreo supports their efforts to close down Pinehurst between 179th and 180th every Saturday July 9 – August 13 11 am – 5 pm.
- Due to no quorum a vote was held to have CB12 to be a co-sponsor:
 - Vote: 4-1-6

OLD/NEW BUSINESS

- The Y&E Committee received a banner with its name printed (Y&E) as a contribution of the Chair. The banner was donated with the purpose to be displayed during Committee meetings, which took effect today.

Education Forum

Forum's Statement

In a joint effort the Community Board 12 and the Youth and Education Committee will be hosting an education forum on May 21, 2011.

The forum will focus on what parents need to know about Charter Schools in our community and the present direction of New York City's traditional education.

The Community of Washington Heights needs to be informed about these subjects and as it is the role of the board, we would like to serve as the liaison for the people of the community.

The forum is open for everybody to come.

The public will have the opportunity to comment at the end of forum.

Parks & Cultural Affairs Committee
May 3, 2011 (711 W. 168th St.)

Committee Attendance (5): Elizabeth Lorris Ritter (Chair), Ernest David Kach (Asst. Chair), Cynthia Carrion, Mitchell Glenn, and Zead Ramadan; **Absent:** Joe Wojak; **Staff:** Frances Escano. **Board Members (6):** James Almedeo, Aldemar Diaz, Elizabeth Lehman, Jose Polanco, Harlan Pruden, Richard Lewis, Steve Simon.

Invited Guests (2): Henry Wollman and Evelyn Kalka, Quadriad Realty Corp.

Public (7): Kitty Clarke; Tracey Eberhart; Paul Goldfarb; Joe Hirsch; Jennifer Hoppa, NYC Parks & Recreation; Yiraida Lee; Peggy Quisenberry; Carla Zaroni, DNA info; and 3 people who did not sign in.

Call to Order: The meeting was called to order at 7:15pm by Committee Chair Elizabeth Lorris Ritter who presented the evening's agenda and requested that all attendees to sign in.

Updates from the Chair:

1. The Parks and Cultural Affairs Committee's resolution on the temporary rehabilitation and renovation of the **Highbridge Recreation Center** that will be designed by students from the Parsons School of Design was unanimously passed by the Board at its April 25th General Meeting.
2. Columbia University has signed a community benefits agreement regarding construction projects at **Baker Field**. The project was approved last month by the City Planning Commission and City Council. The agreement was a result of the community's efforts with elected officials and the public to negotiate a benefits package with Columbia University in return for its development this property in northern Inwood. As reported in DNA info and the Manhattan Times, included among the Agreement's provisions are: \$300,000 to be given to the Parks Department or an organization as-yet undetermined to be spent over a period of three years (i.e., \$100k/year) on improvements or programming in/around the park or stewardship thereof; 32 scholarships to local children for CU's athletic summer camp programs at Baker field for the next seven years; an improvement to the public waterfront including the Boathouse Marsh; public access to the waterfront; entry to CU athletic events; and assurances with regard to parking, construction mitigation, lighting modifications, public informational meetings. (Full text of the agreement is available on-line: www.columbia.edu/files/columbia/content/baker-field-agreement.pdf.)
3. Considerable public discussion followed this announcement. The core issues raised were a general distrust of Columbia University and as a consequence whether the Universities' signed agreement was final, binding, or enforceable. That prompted further questions about when the clock starts for the allocation of funds, or whether any further approval by any government agency would ever be needed for future site construction projects, now that the City Council has approved all land use waivers. On this matter it was pointed out by the Parks Administrator that three additional agencies still needed to be involved: the Parks Department, the Public Design Commission and the Law Department. The latter review relates to lease agreement and Memorandum of Understanding for the dock which CU is deeding to the City through the Parks Department. It was further noted that specific details regarding the dock's use – including defining and clarifying what constitutes "community access" – remain outstanding. [Follow-up note: a public meeting is scheduled for June 13th at CB12 for DPR to give an update on the "Dock MOU."]
4. The Parks Administrator announced that, following an engineering inspection and the discovery of hazardous conditions in the stairwell and other structural areas, the **Highbridge Tower** has been closed. Emergency repairs were insufficient; it will take \$2 million to re-open the tower. It is ironic that the tower must be closed even as the High Bridge itself is being renovated and is slated to re-open in 2013. It was urged that tower repair be made a priority with our elected officials.

Quadriad Realty Presentation and Discussion: Proposed Development on Broadway @ W. 190th Street: The Committee chair introduced Henry Wollman & Evelyn Kalka, Quadriad Realty Corporation (President & VP of Development, Planning & Design, respectively). The Chair cautioned attendees that the presentation and discussion should relate exclusively to open spaces and Gorman Park, and not to land use, housing, or other issues under the purview of other committees. Additional presentations will be made by Quadriad to the Land Use and Housing

Committees in first week of June. A meeting with the Health and Environment committee has not yet been scheduled. This evening's discussion format would be informal and conversational rather than like a public hearing.

Mr. Wollman prefaced his remarks by highlighting two topics they would discuss:

1. The "as-of-right" scheme with a building of approximately 28 stories with a floor area ratio (FAR) within zoning limits, containing about 200 units of market-rate studios and 1-, 2- & 3-BR apartments; and,
2. The "New Strategy" scheme where variances would be sought for a higher FAR by building three taller towers of varying heights, with 600 apartments of which 70% are market rate and 30% are "affordable," in exchange for community benefits and or amenities which would include community use space and improvements to the adjacent 1-train tunnel and Gorman Park.

"Affordable" is defined based on the average income of the county (i.e., the borough of Manhattan) but based on feedback received in the Land Use Committee meeting, Quadriad agreed to lower this to \$20k below the borough average. Mr. Wollman background on the evolution of his "New Strategy" concept, which was developed to address the need for more middle income housing across the City of New York. He stated that Quadriad is interested only in middle class and market-rate housing, not in low-income or luxury housing. The "New Strategy" relies solely on private-sector funding and agreements to ensure that once middle class housing built a legal and financial mechanism is created it will keep in place *in perpetuity*. There will be no public development funds, no public subsidies or bonds for land acquisition or development.

Quadriad's "New Strategy" is intended to account for all public infrastructure needs, including:

- a. Repair of subways stations and existing access and developing new ones.
- b. Support of appropriate community facilities, such as for health care, child care, public libraries and other facilities that support "digital life", community retail, and parks and open green spaces.
- c. Amongst other things there will be a 70/30 ratio of market rate affordable housing. The preference is for ownership units, though funding availability may require rental units instead.

The funding for these improvements would be enabled by the increased profitability of the development due to the increase in bulk, through an increase in height. Within the "New Strategy" option, Quadriad also would provide funds *in perpetuity* for the Park's ongoing maintenance. The landscaping and the recreation for the park will be done by the design team, Diana Belmori & Associates. The primary problem is the slope of the park and the need to flatten it out. Mr. Wollman expressed a willingness to continue to meet with various Committees of CB12 to ensure that there is community involvement and feedback in the scope and vision of the public-use areas, though he indicated a desired time-frame concluding in June.

Ms. Kalka gave a 25-slide presentation. The proposed site for the Phase 1 development is an irregularly shaped 40,000 square foot site which. The site sits in a valley; with a fairly steep slope of just over 100'. The "New Strategy" scheme would include a flat area underneath and between the buildings to create community-accessible spaces that integrate with the adjacent park and streetscape, and connecting to the park, street and subway egress at various levels or terraces. Under any plan the 1-train subway tunnel would be renovated, though only the "New Strategy" scheme includes more elaborate features to a proposed redesign.

The initial "New Strategy" proposal included 3 towers of varying heights, with the tallest being 42 stories, and the shortest, 25. Based on community and Board feedback at the Land Use committee, there are several proposed modifications, including a lowering of the overall height, an increase of the base, and a possible reduction in square footage of the community-use space. In any case, the cluster of buildings would have a low base, with new public open space above the retail/community center level designed to connect with the newly renovated Gorman Park in one large recreational landscape. If this design concept were approved, a new Gorman Park Plaza would be created becoming a new center point to go down to the subway, up to the park, or straight to community stores.

There are not yet real architectural renderings for the proposed Park, rather just conceptual graphic suggestions, as Quadriad would seek to include the community and the Parks Department in the planning and design, and also would not proceed with designing the project unless it is known that the zoning variance is approved. Currently

Gorman Park's only usable areas are the benches along Broadway retaining wall and the flat area 101'7" above by Wadsworth Terrace, with the remainder of the Park serving as a walk-through. The virtual models shown within the "New Strategy" scheme proposes two options:

- a. To repair the park and flatten or terrace its mid-section with a low base, make more open green space, and allow for greater public usability and more recreation, and
- b. To extend the park to the north of where it is now.

There would be no changes to the Park under the as-of-right scheme.

The "New Strategy" scheme also included commercial space as an important component, 25% of which would be devoted to small "mom-and-pop" retail stores of no more than 1,000 square feet which spaces may never be combined to make a larger retail unit. There would also be a large space suitable for a grocery store or similar use.

Discussion: There was doubt expressed whether private development on a city park was possible. Quadriad claimed that they will build it and donate it to the City. Some attendees expressed concern that the "New Strategy" scheme would increase the numbers of users for a small park and change the quality of the experience. This led to several related questions on population density, overdevelopment, depleted land use outside NYC, parking, neighborhood safety, and the height of the towers. There were many questions about potential shadows and changes to ambient light from the addition of three tall structures; Mr. Wollman agreed to return to the Board with 4-season renderings. There was a great deal of concern (and skepticism) about financing, and if there was sufficient financing and profitability within the project to cover the cost of the many neighborhood enhancements Quadriad proposed. One person expressed concern that the project would "run out of money" and the community would be stuck with a partially developed eyesore, as has happened at other developments in the neighborhood. Finally there were questions about the project's second phase of development; Mr. Wollman noted that this is still at a more preliminary stage, and they are still in negotiations to procure those sites (i.e., Ortiz Funeral Home).

Many of questions raised this evening were addressed in prior presentations to the Land Use Committee. Those power points are available on CB12's website:

Tryon Center presentation #1 (Land Use Committee – 20MB size – 01/05/2011)

http://www.nyc.gov/html/mancb12/downloads/pdf/TRYONCENTER_01.pdf

Tryon Center presentation #2 (Land Use Committee – 1MB size – 01/05/2011)

http://www.nyc.gov/html/mancb12/downloads/pdf/TRYONCENTER_02.pdf

Tryon Center presentation #3 (Land Use Committee – 8.5MB size – 04/05/2011)

[http://www.nyc.gov/html/mancb12/downloads/pdf/TRYONCENTER_03 .pdf](http://www.nyc.gov/html/mancb12/downloads/pdf/TRYONCENTER_03.pdf)

Tryon Center presentation #4 (Parks and Cultural Affairs Committee – 2.6MB size – 05/03/2011)

http://www.nyc.gov/html/mancb12/downloads/pdf/TRYONCENTER_04.pdf

Quadriad was invited to attend the Committee meeting to elaborate on its proposed plans and answer more questions. Additional information can be ascertained from visiting their website (www.quadriad.com).

New Business: Due to time constraints, new business (item regarding Orville & Wilbur Playground) is postponed to the next meeting. There was also no discussion on CB12's June 16th forum on bicycles, bicycling and bike lanes.

Next meeting: will include discussions of DPR's proposed Master Plan for Northern Manhattan Parks.

Adjournment: The meeting was adjourned at 9:15pm.

Respectfully submitted, Richard Lewis; edited by Elizabeth Lorris Ritter.