

**Community Board 12, Manhattan  
General Meeting June 28, 2011 – Russ Berrie Pavilion  
1150 St. Nicholas Avenue**

**PRESENT**

Richard Allman	George Fernandez	Carole Mulligan
James J. Amodeo	Fe Florimon	Edgard Nau
Anita Barberis	Nicole Alexandra Foster	Cheryl Pahaham
Wayne Benjamin	Julissa A. Gomez	Edith Prentiss
James Berlin	Leandro Hidalgo	Harlen Pruden
Cynthia Carrion	Ernest David Kach	Robert A Reynolds
Rolando Cespedes	Yosef Kallinsky	Tamara Rivera
George Cruz	Elizabeth M. Lehmann	Gabriella J. Rosa
Mireya Cruz-Diaz	Richard R. Lewis	Steve Simon
William T. Devlin	Elizabeth Lorris-Ritter	Alyce Smith
Aldemar De Jesue Diaz	Maria Luna	Gloria Vanterpool
		Raybblin Vargas

**EXCUSED**

Mitchell Glenn  
P. Palanque-North

**ABSENT**

Frank Alvarez  
Isaiah Obie Bing  
Leonardo Blackman  
Manny De Los Santos  
George Espinal  
Ariel Ferreira  
Melanie Hidalgo  
Rafael Lugo  
Helen Morik  
Angelo Ortiz  
Jose Polanco  
Angela Sanchez

1<sup>st</sup> Vice Chair George Fernandez welcomed everyone at 7:10pm, with no quorum. He introduced himself as 1<sup>st</sup> Vice Chair and informed us that Pamela Palanque-North had to attend to personal matters. He also indicated that Cheryl Parham, 2<sup>nd</sup> Vice Chair would be conducting the public session and new business.

Chair's Report

- Chair North participated in upper Manhattan Empowerment Zone Board Funds in Washington Heights-Inwood and Inwood Projects and they are funding NOMA who will receive \$250,000 as well as Audubon Partnership and they are receiving \$453,000;
- Chair North held a new members orientation meeting held at CB12M office on June 13<sup>th</sup> where ten of eleven new members attended with Board officers, chair of committees as well as Staff;
- Chair North attended ribbon cutting for New York Presbyterian Hospital, "The State of the Arts Children Emergency Center." You are encouraged to take a look at this facility as it is an important community resource;
- CB12 participated in Northern Manhattan rally supporting continuation of the rent regulations and guidelines and our efforts were in unity with other members of the community. The rent laws were extended, not amended, actually strengthened and extended;
- CB12 Community Response Team hosted a Ready New York Training Workshop with OEM;
- Chair North participated in a meeting with community leaders and NYC Controller John Liu on June 7<sup>th</sup>;
- CB12 successfully completed within three weeks the coordination and selection of the 32 Columbia University, Bakersfield Summer Camp Scholarships. District Manager Smith will provide more details;
- At the request of elected officials and city agency executives, CB12 will host the WAHI Street Vendors Task Force. WH-BID to serve as the institutional partner of the Task Force. DM Smith will provide updates;
- CB12 Committee of the Whole meeting will be held on July 13<sup>th</sup> at 6:30pm at 711 West 168<sup>th</sup> Street;
- National Night Out Against Crime, 8/2. The 33<sup>rd</sup> and 34<sup>th</sup> Precincts will host crime prevention events;
- There is a call for volunteers for CB12 members Picnic Committee in September. Please contact DM Smith if you would like to be on the committee;
- Have a Wonderful, Safe and Blessed Summer Season!

District Manager's Report – Ebenezer Smith

- Past month has been busy because on the 30<sup>th</sup> it's the end of the fiscal year for all financial report;
- Last month I worked hard with the community getting the applications from people interested in participating in scholarship from Columbia University and we received 75 application and we are giving away 32;
- Some applicants were disqualified if they did not reside in the community, which was a requirement;
- We will be working with 181<sup>st</sup> Street BID on the Vendors Task force on July 14<sup>th</sup>. We are going to bring every person with interest in the matter; vendors, merchants, elected officials, residents, and city agencies together to understand what is the problem, what is the obligations, what is the limitations, etc., then determine how to move on to make sure we have a nice and clean Washington Heights and Inwood. Any input, views or ideas on this Task Force from the community will be appreciated;

- DEP announced they will again have the HEAT Program (Hydrant Education Action Team). It's been around for the past four years to help reduce the illegally opened fire hydrants in the district. The program encourages anyone 18 years or older with ID, to go to their local Fire Department stationhouse to request spray cap to legally open a fire hydrant in our district. If you need more information, call District Manager Smith in his office.
- The summer issues traditionally are in our neighborhood is noise generated by motorcycles and after hour parties. District Manager Smith will be working with both precincts to ensure that they are on top of these issues. The precincts have assured DM Smith that they have enough personnel to work on this matter. DM asks the community to report consistent motorcycles noise and after-hour parties to the office, the precincts or 311.
- Anyone who is unhappy with their committee assignments, please send an email to Chair North and she will take care of this matter before September.
- Have a Healthy Summer!

There is Translation Services available in English for anyone who needs it.

**Board Members** were advised to please look at the agenda because there are two resolutions under New Business that are actually supposed to be under the Committees. At the request of Parks, these two resolutions were presented at the Executive Committee Meeting and they were passed, so they are not technically under New Business. They should be presented under Committee Resolutions. This information is to let you know when we go to adopt the Agenda; you are well informed of the process. The two resolutions referenced are "Support for Yeshiva University Restricted Use W. 185<sup>th</sup> Street," and "Opposition To A Percent For Art" as well as "Old Croton Aqueduct". These resolutions were presented under The Executive Committee.

We have a quorum and have adopted the Agenda as amended/corrected. May minutes not adopted.

### **Elected Official's Report**

#### Council Member Robert Jackson

- City Council is scheduled to pass City budget this evening around midnight which is 65.6 billion dollars;
- Education layoffs have been averted this year. UFT agreed to forego sabbatical for one year;
  - Value of that is 20 million dollars and they agreed to allow alternate teacher reserve to be more flexible as far as substituting absences of teachers;
  - City saved 40 million in not hiring substitute teachers. Budget surplus came in more than expected and this averted layoffs;
  - Also, approximately 2600 educators not returning through retirement and will not be replaced. BOE only hiring hard to fill areas such as special ed, math and science;
- Cultural and libraries were spared, but expect some reduction in library staff
  - Libraries should be at five days services
  - Cultural, we are trying to get them back as full as possible to the 2011 restoration
  - Parks was eight million dollars and we put in that much and they will be saved to the extent of 2011;
- Most of the child care slots have been saved, but will be reductions as vouchers in 2012 are devalued;
- July 6<sup>th</sup> is a detailed budget briefing on the city and state budget. There will be handouts and finance people, elected state representatives and officials at 6:30pm-8:30pm at 168<sup>th</sup> Street and there will be another one on July 7<sup>th</sup> at Convent Avenue Baptist Church;
- Councilman Jackson is pleased with budget because these are tough times and there are not enough resources to provide.

#### Assemblyman Guillermo Linares

- Had a very intense week. He was directly involved in the most controversial Marriage Equality Law that was debated and passed. The Assembly approved legislation earlier, but it was in the Senate that the majority of Republicans considered it.

- The most critical bill was extending and improving rent regulations, particularly for our community, as well for the city.
- Wanted to do away with vacancy decontrol, but were able to raise the threshold which is no longer \$2000 but \$2500 and the income threshold went up from \$175,000 to \$200,000. There is stipulation that mandate reporting whenever repairs need to be done, so that needs to get approvals before you do it.
- Another historic piece of legislation he has worked hard with was legalizing the livery industry. This allows the livery industry to respond to pre-arranged call; they are now able to legally pick up.
- Another piece of legislation passed in the Assembly and the Senate protects immigrants against false advertisement that takes place in different languages by Notarios who pass themselves to be lawyers and in the process they commit fraud.
- Extension of taxi medallions. 1500 additional medallions bring money city needs because of financial crisis. 569 of new medallions will be equipped for the handicap.
- Assemblyman is around this summer and fall catching up with issues that impact the community. He thanks the CB for the work that they do as it is critical and important to work in partnership.

### **Representatives for Elected Officials**

#### Elizabeth Lorris Ritter - State Senator Adriano Espaillat's Office

- Lots going on this week most notably passage of the Marriage Equality Act.
- Senator Espaillat has worked hard for the legalization of same sex marriages in New York State, and urges CB12 to approve its resolution calling on the federal government to overturn DOMA and to support The Respect For Marriage Act.
- The Traffic and Transportation Committee met this evening to consider a resolution calling on the DOT to look at this neighborhood to determine where to put bike lanes. The resolution doesn't make a specific reference to where exactly they should go, but that we do need bike lanes in this community. We need a safe passage for bicyclists in, through and round this community. The Senator thinks that a bike lane is a really important addition to this community for health, recreation and transportation, so he urges us to vote in favor of that resolution as well.

#### **Borough President Scott Stringer's Office – Juan Rosa**

- Jun 1<sup>st</sup>, Land Use 101 Workshop in conjunction with Land Use Committee with Wayne Benjamin as it relates to Quadriad Project;
- Five Borough Presidents and Public Advocate Bill De Blasio launched a Task Force on Community Education Council to address some of the issues that went on this past summer with the election cycle. They will meet a few times a month and come up with recommendations to better the operations in the election process for these bodies;
- BP is thrilled that on June 24<sup>th</sup>, NYState passed the Marriage Equality Bill. He will co-host a Marriage Equality celebration in conjunction with Senator Espaillat at the Block Auditorium. New York is the 6<sup>th</sup>, and largest state to recognize same sex marriage. BP hosted Stringer Nights at 1199 calling people around the state to drum up support. This is a victory for the LGBTQ community and for all New Yorkers.
- Everyone is wished a safe summer!

#### **Congressman Charles Rangel Office – Socrates Solano**

- Congressman Rangel co-sponsored bill "Respect for Marriage Act". Republicans will not let it pass beyond committee;
- Congressman's focus has been disadvantage youth, veterans and HIV AIDS, so he has sponsored three bills;

- Direct Secretary of Defense of Homeland Security to make a Transition Assistance Program mandatory for all military personnel before they are able to receive their discharge papers. Case manager will assign skills that will teach and help veteran in their job search;
- Work Opportunity Tax Credit Improvement Act includes tax credit for businesses that hires either disadvantage youth or veterans;
- National elimination of HIV AIDS Act which authorizes various agencies to expand and increase programs for HIV AIDS education, prevention, testing and care treatment.

Public Advocate Office – Miquelina Zorrilla - Is introducing herself to the CB and will be coming on a regular basis, if there are any issues to discuss you can contact her at 212.669.7670 or [gethelp@pubadvocate.nyc.gov](mailto:gethelp@pubadvocate.nyc.gov).

Councilman Ydanis Rodriguez Office – Yokarina Duarte, She has given out the report, but want you to know that there is a Public Meeting about Sherman Creek at PS 5, 6:30pm on EDC's plan for the Sherman Creek Esplanade/Malecon.

Assemblyman Denny Farrell – Frank Hess: See Assemblyman Denny Farrell's report and have a Safe and Happy Summer.

### Public Speaker's Session

Amy Drakeman – Center Urban Community Services (CUCS)

- Came to build relationship with CB12 and this community;
- Their area is 110<sup>th</sup> Street to top of Manhattan, river to river;
- Work with people living on the streets who are homeless.

William Hughes – CUCS

- Is part of Irish Team in this neighborhood;
- Is out every morning at 5:30am reaching out to people sleeping on the street;
- Reach out to him to help anyone they see sleeping on the street at 212.801.3300 or 311;
- CUCS connect people with medical service and psychiatric services with the end goal of getting the homeless into safe housing;
- The hours are 9:30-5:30 daily, 24/7

### Bike Lanes

**Jonathan Rabinowitz:** Would like CB12 to support bike lane resolution

**Kevin Miller:** Has a two year old daughter and enjoys biking with her. He finds it terrifying to ride his bike across the island with or without a child. Biking is opportunity to experience neighborhood and to exercise. He's looking for CB12 support for bike lanes.

**Rita McKee:** Rode through Washington Heights on her way to Central Park using Ft. Washington Avenue and the St. Nicholas Avenue bike lanes, and her heart was in her throat because she experienced people walking in bike lanes, parked in bike lanes, standing in bike lanes talking, liveries picking up fares in bike lanes, buses pulling into bike lanes picking up passengers, people opening doors in bike lanes without looking, cars pulling into bike lanes to turn and people walking their dogs to poop. She saw bike lanes appear and just as suddenly disappear at busy intersections including 168<sup>th</sup> street at Broadway and St. Nicholas. The education of motorist, pedestrians and cyclist is sadly lacking throughout the city and feels there's a need to educate people about empathetic safety, watching out for the other guy. The right to be safe using a perfectly legal form of transportation is just as valid as that of a car, a truck, a wheel chair or a pedestrian. Just as pedestrians have sidewalks, and cars have streets, bicyclist need bike lanes. She urged CB12 to vote unanimously for this resolution.

**Marlenin DeLeon:** Representing Victor's Bike Repair: Requesting CB12 to vote yes on more bike lanes and signs for public areas telling cyclist where the nearest bike and green paths to get on the Hudson. These signs are downtown and should be in Washington Heights also where there are a lot of bike shops.

**Kimberly Kinchen:** Lives in Inwood and is asking CB12 to vote yes on the bike lane resolution. She bikes and would like to see more lanes in the community along with safer streets. When bike lanes are installed, streets are safer for all users, pedestrians, cyclists and drivers with passengers.

**Brad Conover:** Bike lane resolution contemplates connecting the east and westside greenways with a protected lighting it contemplates getting better and safer access over our bridges and it contemplates a north/south safe bike lane. This is happening all over the city and Washington Heights/Inwood is being left out. He hopes CB12 will be voting in favor of resolution so DOT can report back their study findings.

#### Quadriad Project

**Paul Rubenfarb:** Finds it very rewarding that the CB is recognizing the catastrophic and disastrous nature of the Quadriad Project. It seems to be galvanizing a strong opposition and suggests keep emails going to all elected officials. He has a sign-up sheet because the Planning Department is having an important meeting as they are not aware of the devastating nature of the Quadriad Project and the community's opposition. The meeting is to talk to the AFL regarding funds which is being sort to fund the Quadriad Project. There will also be a meeting in Councilman Ydani Rodriguez's office on 177<sup>th</sup> Street on Tuesday, July 26<sup>th</sup> at 5:00pm. We may be able to have a playground added to the Gorman Park instead of the Quadriad Project.

**Debra Klaber:** Lives at 45 Fairview Avenue, and the Quadriad Project is being planned for at the bottom of the hill where she lives. She has lived in this middle income Mitchell Lama for 30 years. The community needs all moderate income housing. She feels the CB is being extorted every time by Quadriad because of comments like "if you don't buy the whole picture, then you are going to get...." It's extortion and she's afraid that this Board will bend to that and then be extorted at other lanes in this community. If this passes, St. Nicholas area will be devastated because this is a dense area and the community needs large housing such as two and three bedroom affordable housing.

**Vadim Moldova:** Has lived 33 years in this neighborhood. Listening to the community members express their needs, it seems that the community wants a kinder, gentler neighborhood talking about noise, safe streets, no fumes from compressors and bike lanes. There is a conventional danger to all of this expressed in the Quadriad Project. The Project poses a real danger to the community especially riding bikes on Broadway. Construction will create an influx of hundreds of units and new cars to the neighborhood. A major stressor on the community, plans for construction would not be able to accommodate the topography of the neighborhood, as this is an unsuitable kind of project. They are trying to scare the community with the plan for 42 stories and maybe it will settle for 22, this will still be disastrous. This is something that should not be occurring and everybody should be aware of the project and be able to stand up against it.

**Peggy Morrissey:** Has concern with Quadriad Realty proposed development for Broadway and 190<sup>th</sup> Street. Their plan for a tower project and alternative as a right tower project will overwhelm the age infrastructure in this neighborhood. The electrical grid in the area is over 100 years old and this neighborhood already has experienced more than its share of blackouts. There should be concern for the sewer system and transportation issues. Dimensions calculated for the Two Tower Project may be too large to qualify for a as a right designation.

**Lester Carpenter:** Quadriad proposes to build in an area densely populated with a mixture of residential and multi-family apartment buildings and would be located in the most complex and congested areas of the city says Capt. Brian Mullen of the 33<sup>rd</sup> Precinct. Add to congested streets, vehicle traffic and critical intercessions, such as Broadway, Nagle, Hillside, Bennett as well as Dyckman/Broadway this would be detrimental to current residents and drivers creating serious delays caused by overloaded road systems producing excessive noise and dangerous conditions. He urged CB12 to consider the negative impact Quadriad Project would have on the community.

**Alexis Betancourt – Express Transport:** Is apologizing for missing the last meeting. Two years ago he was given an opportunity to be a part of the small business community. When he first came before the CB, one of his neighbors had a concern about his being in the neighborhood, that is no longer so as she is here to support his renewal.

**Rebecca – Noise:** Has been a resident for 20 years and her husband was a firefighter living in Inwood for 25 years which they love. Recently the noise on Dyckman Street has gotten out of control as it has become a drag speedway on the weekends. Mr. Smith mentioned they are addressing it and she hopes they do because the noise level has affected the quality of life for her and her neighbors.

**Arelis DeLao – VP of Community Union of Washington Heights/Inwood:** There is a club by the name of Vive Club Lounge located at 203 Audubon Avenue and for the past two years, the Community Union of Washington Heights and the Block Association have been continuously fighting to make it known that the Vive Lounge is a nuisance to

the community. There has been shoot-ups and death in the community along with excessive noise coming out of the establishment. The owner has tried to cooperate, but the location is not good for the establishment, therefore, the Tenant and Block Association would like to have their license revoked and the venue moved to a non-residential area, along with seeking support from CB12 to not recommend liquor license to clubs like Vive Club Lounge.

**Enrique Garcia - Representing 2360 Amsterdam Avenue:** Residents are opposing CB12 resolution to recommend to the SLA a license for La Esperanza Sports Bar located on 2372 Amsterdam Avenue. The CB included a stipulation to La Esperanza's liquor license application that downgrade the liquor license and altered hours of operation, but the owner is interested in pursuing a hard liquor license and wants to operate till 4:00am. The residents don't see a value add of opening this type of establishment, especially because of other quality of life issues neighboring residents are dealing with. These issues include public urination, loud music, drunkards, congestion along Amsterdam Avenue and auto mechanics fixing their cars on the street. The residents are not anti-business, but pro-quality of life. Residents strongly urge CB12 to vote against the resolution to recommend that the SLA members grant a new on premier liquor license to La Esperanza Sports Bar.

**Jonathan Mantell – Yeshiva University – Director of Housing:** Asking for support for Executive Committee resolution to convert West 185<sup>th</sup> Street between Audubon and Amsterdam Avenue from a limited use street (is now) to a restricted use street. W. 185<sup>th</sup> Street between Audubon and Amsterdam is lined by University and administration buildings, classrooms and parking lots. Parking is not allowed on that street. Converting the street to restricted use would allow us to establish pedestrian pavilion where broader community would be able to congregate, families and children would be able to play where there will be grass, proper light seating and hopefully Wi-Fi as well. Dean Mantell would like CB12 to come and see what's been done on campus and urge them to support the resolution.

**Ed Ornowski – 65 Hillside Avenue:** Complaints that are constant in this community are noise, fire hydrants, barbecues are obvious disconnect from the police because there is no enforcement on these complaints. People need to get organized to get things done in the neighborhood and get the police more involved.

**Nomi Itzhaik – Fumes in the Environment:** At 184<sup>th</sup> Street and Ft. Washington Avenue and 190<sup>th</sup> Street and Bennett Avenue, there is an ice cream truck that has compressor fumes that over power people, which makes it hard to breathe. Children's playgrounds are affected and the ice cream truck should not be allowed to park near them.

**Ed Daniels – Work with Veterans - Here to help Michael Riley:** Mr. Riley who is a Navy veteran and lives in the community is asking during this time of transition for assistance. He has been dependent upon the Post 9/11 G.I. Bill for his living expenses and he has an ill mother and is not able to maintain a temporary job. He has used his veteran benefits received from Operation Iraq Freedom and will not receive any military benefits until October.

**Nesto Rosado – Lawyer:** Is here to speak on behalf of resolution regarding Tococina Mexican grill located at 591 Ft. Washington Avenue at 187<sup>th</sup> Street. This is a family oriented restaurant open Monday-Thursday till 11pm, Friday and Saturday close at midnight and Sunday close at 8pm. They have been in this location for two years and are applying for a sidewalk café (4 tables in front) and have been approved by the Department of Consumer Affairs. They do not understand why they received a "do not recommend" resolution.

**Jennifer Veras – La Esperanza – 2372 Amsterdam Avenue:** Has lived in the neighborhood for 34 years and consider it a safe place and hopes her two boys have the neighborhood she grew up in. She feels that La Esperanza Sports Bar increase violence, noise and lewd behavior and threatens the community's safety and peace of mind.

**Katie Weaver:** Lives on Broadway & Dyckman: Has been before the CB before. There are drunken patrons who leave Monfongo sidewalk café and stand outside making unbearable noise past midnight and we need bike lanes because teenagers ride on sidewalks and delivery people ride on sidewalks also.

**Marshall Douglas:** Is against the Quadriad proposal. Also spoke about fumes from ice cream truck, which are appalling and should be moved or have truck change method of compressor. He doesn't know whether truck is using diesel or gas, but should find a different way of generating ice cream. To keep ice cream cold, the truck can use dry ice and if changing the method of compression gas for refrigeration then truck should be able to hook up to an electric pole or change compressor from gasoline to electric compressor.

**Vilmer Lota:** Supports La Esperanza Sports Bar and don't think they would do any harm to the community.

## Committee Reports

## Traffic & Transportation – Yosef Kalinsky

- We were referred to minutes where T&T joined forces with Parks & Cultural Affairs for discussion and three resolutions came out of that meeting;
  - The DDC Presentation Proposed Measures to Improve Pedestrian Safety-Luis Belliard School of Upper Manhattan – they have gone through extensive study of pointing out specific areas where streets connected to schools the walkways in the areas need improvement.
  - Friendly Amendment Change:
  - Whereas: In addition to PS8, there are multiple schools on Jumel Place that contribute to the high pedestrian volume; and
  - Therefore, Be It Resolved: Community Board 12 Manhattan supports DDC’s proposal to improve student pedestrian safety near PS 8 with the following additions: 1. The proposed neckdown at 167<sup>th</sup> St & Edgecombe Ave is very large, it was suggested that DDC should seek funding work with the Parks Department to add greenery to soften the volume of concrete; and 2. Pedestrian ramps should be designed to face the direction of the crossing.  
VOTE: (Y) 33 (N) 0
  - Proposed Changes to W. 181<sup>st</sup> Street for Enhanced Safety & Improved Traffic Flow – to go through 181<sup>st</sup> Street can take as long as an hour, so the idea is to get a car from one end to the other, fastest way possible, so they are creating left turn lanes, no turns at intersection – you are going straight through and create an island at St. Nicholas. No changes made to resolution.  
VOTE: (Y) 31 (N) 2
  - Bike lanes – Forum on June 16<sup>th</sup> where there was overwhelming support for this community to consider adding bike lanes. We want DOT to do a study here to see where it feasible, how it’s feasible to do. We want DOT over the next few months to really take time to look at our community to see what exists right now to improve that which exists and to think about where things can be improved to enhance those that prefer to cycle our community to make it safe for all people on the street.
  - VOTE: (Y) 33 (N) 0

## Economic Development – Nicole Foster

- #1, #2, #10, #18 No Shows, No Vote
- #18 besides no show, establishment is operating as a lounge night club without proper licensing
- #14 no recommendation Tococina Mexican Grill – today’s resolution has nothing to do with the inside of the establishment. They are applying for a sidewalk café. The concern from the Precinct and community members is 187<sup>th</sup> Street & Ft. Washington is a narrow sidewalk and there’s a bus stop right in front of the establishment and the movable space on sidewalk is not sufficient to allow traffic to move back and forth;
- #17 Nueva Juquila Restaurant Inc. They are applying for a beer and wine license, however, they are within 200 feet of a school which has police and community concerned, in addition on April 11<sup>th</sup>, and this establishment was served a summons for serving alcohol without a license.
- #13 Xpress Transportation & Multiservice Inc. – this establishment was on the agenda for March. Alex didn’t get the notice as he was out of the country. When he returned in April, we brought his resolution back for a vote. There was an issue, but not with the base itself.
- #16 La Esperanza Sports Bar - To clarify this resolution, it will remain On Premise Liquor License. It is a beer and wine license. The owner agreed to a 6 month trial period. If no issue with owner, then we would let them apply for upgrade. There was a discussion as to whether they would serve liquor or beer and wine because resolution would change.
- In the second Whereas, the local precinct heard comments related to concerns about noise, pollution and disorderly conduct and decrease in quality of life,

- Resolved: No objection if within a six month period with the hours of operation of the establishment closing at 10pm on weekdays and 1am on weekends, the SLA grant a new On Premise Liquor License for La Esperanza Sports Bar.
- Be It Resolved: Applicant did agree to do beer and wine initially. (Steve)  
VOTE: 1. (Y) 32 (N) 0 (A) 0 2. (Y) 32 (N) 0 (A) 0 3. (Y) 31 (N) 1 (A) 0 4. (Y) 30 (N) 2 (A) 0 5. (Y) 31 (N) 1 (A) 0 6. (Y) 30 (N) 1 (A) 1 7. (Y) 31 (N) 1 (A) 0 8. (Y) 31 (N) 1 (A) 0 9. (Y) 31 (N) 1 (A) 0 10. (Y) 32 (N) 0 (A) 0 11. (Y) 30 (N) 2 (A) 0 12. (Y) 30 (N) 2 (A) 0 13. (Y) 28 (N) 3 (A) 1 14. (Y) 32 (N) 0 (A) 0 15. (Y) 32 (N) 0 (A) 0 16. (Y) 13 (N) 17 (A) 2 17. (Y) 32 (N) 0 (A) 0 18. (Y) 32 (N) 0 (A) 0

#### Parks & Cultural Affairs – Elizabeth Lorris Ritter

- 20 Year Plan has been a long and highly interactive responsive process and it remains an ongoing process. It is not a 20 year stipulation of everything that can and must have in the parks, it's a guideline. Following minor corrections and friendly amendments, VOTE: 30-0-0-1 (unanimous).
- Supporting Yeshiva University's "Restricted Use" Designation of W. 185<sup>th</sup> Street. This is currently a limited-use street, having been closed to traffic since 1987. Proposal is to turn it into a restricted use street, then Yeshiva will work with DOT to get funding to turn it into a public plaza. It would not be used as a regular thoroughfare, though it would maintain a clear passageway for emergency vehicles. VOTE: 30-0-1-0
- DOT Project, Plaza de Americas on W. 175<sup>th</sup> Street – included in this presentation is a piece of art whose reception was lukewarm at best, and the process of publicly vetting of the artist and the art was nil. Since the proposed installation also does not relate in any way to its surroundings, the Executive Committee passed a resolution opposing the installation. DOT should work with the community (and NoMAA) to find another artist and another piece of art. VOTE: 30-0-1-0.

#### Land Use – Wayne Benjamin

- Referred us to the minutes of the June 1<sup>st</sup> meeting, Land Use 101 Workshop that CB12 co-hosted with Borough President Scott Stringer, especially the Q&A section of the minutes. The Q&A deals with the status of the proposed Quadriad Project, what it means to go through the city approval process and where that project is now with respect to the city approval process.
- Quadriad will make a follow up presentation to the Land Use Committee in July; there was not time for the presentation to be given at the June meeting.
- Passing of Gwen Gilyard, a long-time resident of the Grinnell, a retired educator, an active community member, a friend and colleague of current Board Members Steve Simon and Maria Luna, former Board member Beatrice Hall, and many others.

#### Health & Environment – Steve Simon

- Invited everyone to July 7<sup>th</sup> meeting with presentation on New York Presbyterian initiative entitled "Healthy Children in the Heights". Would like members of the Youth and Education Committee to join H&E. Also on agenda will be continued discussion of Quadriad Project where environmental issues will be discussed.
- City Health Department 2012 Health Agenda has invited CB12 to join as a partner in citywide effort.

#### Housing & Human Services – George Fernandez

- Had joint meeting with Health & Environmental to discuss Quadriad housing aspect as well as the environmental impact.
- The discussion was an informational session to learn more about the project
- We are aware that community needs more affordable housing, and we are not siding with anyone, because as a committee we are supposed to listen to the proposal and then come a day when we say yay or nay.
- Thanks to tenant activist, groups, coalition who came out to march on June 11<sup>th</sup> to support tenants' rights and affordable housing.

- If you follow the Rent Guideline Board, they just passed a decision of 3.75 for one year and 7.25 for two years. Rent can't go up until expiration of lease.

Public Safety – George Fernandez: Refer to the minutes.

Youth & Education – Fe Florimon

- Refer to June 6<sup>th</sup> Meeting Minutes
- Developed model to indicate goals of Youth & Education Committee that seeks to recruit parents and youth in the community making them aware of our committee.
- We ask you to share this with the community and come to our meeting for support
- There is an open playstreet this summer on 175<sup>th</sup> Street and Pinehurst Avenue
- Develop Youth Council and Programs to allow young people to serve on the Community Board as young as 16 years old as presented by Al Kurlen.

Street Activities Permit – Ebenzer Smith

- CB receive lots of applications for the summer to close streets. We have a Task force that meets at the beginning of the season to review the guideline and make recommendation to the Mayor's Office.
- We received 70 online applications and we check to make sure that they comply and that they are in the district. 90% of the applications have been approved.
- This is new that DOH is working with schools to apply for playstreets and we have been working with them.

New Business – Cheryl Pahaham

- Resolution – Respect For marriage Act –calls on Congress to enact the Respect For Marriage Act, which would repeal The Defensive Marriage Act that defines marriage as being only between one man and one woman and prohibits federal recognition of same sex marriage even if they were legal at the state level.
- If enacted, it would establish marriage equality at the federal level and extend over one thousand federal rights protection to gay and lesbian couples.

Change: Friendly Amendment – 1<sup>st</sup> whereas, 3<sup>rd</sup> line “providing thousands of gay and lesbian New York State couples legal protection and rights enjoyed by heterosexual couple; and,

VOTE: (Y) 29 (N) 0 (A) 0

Support Proposed Old Croton Aqueduct Signage for Highbridge Park

- This is going before the Landmark Preservation Commission in July and they want CB feedback.

VOTE: (Y) 28 (N) 0 (A) 0 (Not Voting) 1

Resolution to extend Frances Escano's employment through the summer

VOTE: (Y) 29 (N) 0 (A) 0

Meeting adjourned at 10:44pm

Submitted by Alyce B. Smith

## Traffic & Transportation Minutes – September 12, 2011

### PRESENT:

Committee Members: Jim Berlin, Mitch Glenn, Yosef Kalinsky, Aldemar Diaz, Anita Barberis

CB 12 Members: Elizabeth Lorris Ritter

Guests: Jean Jaworeck; Ramzi Jabbur; James Faulusi; Krishan Malik; Brookie Schafoan; Deborah Pogue; Brad Conover; Mike Leslie; Gloria Pazmino; Martin Collins – Councilmember Jackson's office; Juan Ignacio Rosa – Manhattan Borough President's office.

Rabbi Kalinsky opened the meeting at 7:05 PM and welcomed the guests.

### GWB Bus Station Redevelopment

*Presentation by Steve McBride, Doug Slayton – Port Authority.*

Currently the Bus station suffers from the following problems:

1. Retail spaces not well cared for.
2. East side of Broadway between 178<sup>th</sup> and 179<sup>th</sup> Streets is a blank wall.
3. The roof (3<sup>rd</sup> floor) of the 'east building' (east of Broadway), formerly public parking, is now unused except as a bus turnaround.
4. The bus platform is very inefficient and gets backed up with only a few buses loading.
5. The street level areas and main entrance are forbidding.
6. Buses are now boarded in various places around the facility beside the main platform.

Planned improvements post-renovation:

1. Efficient bus concourse.
2. All buses will be consolidated on the bus concourse.
3. Improved retail environment on west side of Broadway.
4. New retail east side of Broadway.
5. Retail throughout first floor of west building, including a supermarket.
6. 2<sup>nd</sup> floor becomes big box retail west of Broadway; restaurant east of Broadway.
7. 3<sup>rd</sup> floor of East building to be converted into public gym facility.
8. 3<sup>rd</sup> floor west building gets 'pavilion' with smaller retail spaces, and a 250 sq ft interior space turned over to the 'community' (no details provided).
9. Entrances on Broadway and Ft Washington to be brightly lit and glassed in for greater visibility.
10. Current Skateboard Park west of Ft Washington to be turned into Port Authority storage space.

During construction:

1. A trailer will be placed at North end of Ft Washington on east side between 178 and 179 Streets. This will be the waiting room.
2. Underground A train access will be closed for an unspecified period.

Public Comments:

1. During construction street congestion will be terrible.
2. Community room space is terribly inadequate, both in size and location in the building.
3. A train access will be a nightmare, turning 100s of people at a time onto the street that would be safely in the underground passage.

**DOT Presentation: Commercial Muni-meters for Ft Washington between 165 and 168 Street plus south side of 168 Street and north side of 165 Streets between Ft Washington and Broadway.**

*Presentation by Josh Orzeck, DOT.*

The DOT recommends converting existing standard muni-meters to commercial vehicles only between 7am – 5pm weekdays.

- Current conditions have trucks double parking throughout the day, blocking parked cars and hindering traffic.
- Cars will park free after 5pm.
- New York Presbyterian Hospital is a strong supporter of this plan.
- Some members of the community spoke out strongly against and suggested various partial measures, preserving some daytime space for cars.

The DOT requests T&T committee draft resolution to send to entire CB12 in support of this proposal.

Committee supports the proposal, with caveats that there be a 6 month review and increased enforcement efforts against double parking, and agrees to draft resolution.

Vote: Committee 4-0-1, Public 4-5-4

### **DOT Presentation: Response to 6/16/11 Bike Lane Forum.**

*Presentation by Hayes Lord, DOT.*

- The DOT is supportive of enhance bike lanes in upper Manhattan.
- Ft Washington Avenue bike lanes will be refurbished this fall, including new road markings and enhanced signage.
- Hudson River Greenway access bridge at 181<sup>st</sup> Street and Riverside Drive:
  - No curb cut at pedestrian bridge.
  - Pedestrian signal works erratically.
  - Heavy pedestrian and bike usage of bridge. Parkway on ramp currently one way northbound for cars. Bikes exiting bridge must move against traffic to reach 181<sup>st</sup> street. Often this is done in the street in the face of oncoming traffic.
  - DOT notes that there is a plan to construct a new pedestrian bridge at the foot of 181 Street, possibly beginning 2014.
  - DOT recommends the following safety improvements:
    - Turn Riverside into a 2 way street for this short stretch. Loss of 11 parking spaces caused by this proposed change.
    - Provide bike markings for shared lanes in both directions.
    - Add curb cuts.
    - Fix pedestrian signal.
  - Community response:
    - Can't lose 11 spots
    - Direct bikes to the left where 181<sup>st</sup> street meets Riverside to an underpass that connects with lower Riverside Park. (There are steps here).
    - Committee member, Jim Berlin suggests saving the parking and creating a 'barn dance' situation of a multi phased signal system with traffic stopped at both ends of the space for full pedestrian and biker control of the intersection at regular intervals.
    - Community requests and DOT agrees to provide accident statistics for this location.
  - Much discord on committee and among public as to what to do with this situation.

Ultimately, Committee supports the proposal for a new 2-way layout and the loss of 11 parking spaces, and agrees to draft resolution.

Vote: Committee 3-1-1, Other Board Members 1-0-0, Public 11-6-1

Minutes respectfully submitted by Mitch Glenn.

**Resolutions for Traffic and Transportation Committee**  
**September 12<sup>th</sup> 2011**

**Commercial Muni-Meters:**

Whereas: West 165<sup>th</sup> St. to 168<sup>th</sup> Street along the east side of Ft. Washington Avenue and along the north side of 165<sup>th</sup> St. and the south side of 168<sup>th</sup> St. between Broadway and Ft. Washington Avenue are perimeter streets of New York Presbyterian Hospital ; and

Whereas: There are numerous deliveries made throughout the day to various offices and departments of the NYPH; and

Whereas: These delivery trucks very often double park along the aforementioned streets to deliver their goods; and

Whereas: Presently along the perimeter of NYPH there is parking available for residents and employees of NYPH using muni-meters recently installed by the DoT; and

Whereas: The current conditions along Ft. Washington Avenue between 165<sup>th</sup> St and 168<sup>th</sup> St and the north side of 165<sup>th</sup> St. and the south side of 168<sup>th</sup> St. between Broadway and Ft. Washington Avenue involve huge traffic volumes with many vehicles, pedestrians, bicycles, creating an even more dangerous situation when delivery vehicles “double park” in order to make deliveries; and

Whereas: The DoT presented to CB12 Manhattan the possibility of converting these spaces into “commercial muni-meters” in order to create parking spaces during day hours (between 8am and 5pm) exclusively for delivery commercial vehicles in order to reduce double parking by commercial vehicles; and

Whereas: Representatives from NYPH presented to CB 12 Manhattan in support of the installation of commercial muni-meters in the designated locations; and

Whereas: As with all areas related to illegal parking, we call upon the police department to increase enforcement of delivery trucks that are double-parked illegally; now therefore

Be it Resolved: That CB 12 Manhattan supports the installation of commercial muni-meters along the east side of Ft. Washington Ave. between 168<sup>th</sup> St. and 165 St. and the north side of 165<sup>th</sup> St. and the south side of 168<sup>th</sup> St. between Broadway and Ft. Washington Avenue, including a six month trial period review of the effects of new commercial muni-meters on the double-parking and the diminished parking spots for residents and employees of NYPH between the hours of 8am and 5pm.

Vote:

Committee Members: 4-0-1

CB 12 Members: 4-5-4

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**Riverside Drive North of 181<sup>st</sup> St. entrance to Henry Hudson Parkway:**

Whereas: Riverside Drive North of 181<sup>st</sup> St. is currently a one-way street with parking on both sides and leads to both a pedestrian and bicycle entry to the West Side Greenway and a vehicle entrance to the Henry Hudson Parkway; and

Whereas: Under the current conditions many cars choose to go in the reverse direction south on the street as an alternative to entering the Henry Hudson Highway and exiting at Dyckman Avenue; and

Whereas: The entrance to the HH Greenway is heavily used by cyclists as it is the only entrance between 157 St. and Dyckman Street; and

Whereas: Of the cyclist monitored close to half of them did not dismount but instead continued to ride their bicycles up towards to 181<sup>st</sup> St., traveling against traffic; and

Whereas: The DoT presented to CB 12 Manhattan a proposal to convert Riverside Drive North of 181<sup>st</sup> from a one way street with parking on both sides of the street to a two way street with parking only on the East side of the street, and enhance curb cuts as well as adjust the timing of the traffic signal at the crosswalk to the pedestrian bridge; and

Whereas: Some members of the public voiced concerns and opposition to losing eleven Prime parking spots in an area lacking street parking, however even more considered the safety factors for pedestrians, bicyclists, and vehicles tantamount to the loss of parking spots; and

Whereas: There is another unused entrance to the HH Greenway on Parks Department property involving step ramps, the DoT said they would examine using this route however they did not think that it was presently feasible; and

Whereas: Members of the public asked the DoT if they could restore more parking along the wall of the entrance to the HH Parkway, that was denied because DoT does not allow parking on its highway entrance ramps; and

Whereas: A CB12 Manhattan committee member presented an alternative solution involving an innovative multi phase signal system with timed intervals for all directions and modalities of traffic, the presentation by the DoT was ultimately favored; now therefore

Be it Resolved: That CB12 Manhattan supports the proposed street changes by the DoT on Riverside Drive north of 181<sup>st</sup> Street to convert the street into two-way traffic and add a shared bicycle and street lane in the direction of traffic traveling south towards 181<sup>st</sup> St.

Vote:

Committee Members 3-1-1

Community Board Members 1-0-0

Public 11-6-1

# Economic Development Committee Minutes

September 06, 2011

**EDC Members Present:** Ariel Ferreira, Rolando Cespedes, Mireya Cruz-Diaz, George Espinal  
Leonardo Blackman

**EDC Members Excused:** Nicole Foster, Edith Prentiss, Angela Sanchez

**EDC Members Absent:** Melanie Hidalgo, Ruddy Santana

**C. B. 12 Members Present:** Richard Lewis, Cheryl Par

**Staff Members Present:** Frances Escano

**Public:** Alexandra Bobadilla, Rafael Checo, William Ortez, Victor Estevez, Aridio Gonzalez, Jose Daniel Rojas, Oscar Herrasme, Wendy Duarte, Graciela Maria, Mayoborex F Ernando, Etuido Estrella , Jose De Jesus, Baldwin Villalona, Yadira del Carmen, Wendy Lee, Yoraus Fernandez, Maurio Nunez, Juana Lozano, Paula Diaz, Jose Pullia, Luis Reynoso, Emilio Cruz, Freddy Augusto , Dagoberto Tavares, Hilda Kenndy, Miguelina Matos, Yiraida Lee, Solaniathen Nen, James Lee, Ariel J. Espinal, Agustin De La Cruz, Pedro Cabrera, Daniel Sphahr, Wilson Reynoso, Johanna Segura, Alex Pawn, Mark Morales, Francisca Liz, Claudino Jimenez, Victor Polanco, Francys Fleites, Nemen Ardans, Jose Espinal, Juan Paulino, Roberto De La Rosa, Marshall Vanderpool

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## Renewal SLA On-Premises Liquor License

1. **Bleu Evolution Bar & Rest Corp.** dba Bleu Evolution Bar & Restaurant 806-808 W. 187th Street, (bet. Pinehurst & Ft. Washington Ave.)  
No one appeared to represent the business.  
**Committee: 2-2-1, Board: 0-1-0, Public: 0-0-3**
2. **524 Villa Riva Corp.** dba Los Compadres Restaurant — 524 W. 207th Street, (bet. Sherman & Post Aves.)  
No one appeared to represent the business.  
**Committee: 1-3-1, Board: 0-1-0, Public: 0-1-3**
3. **La Villita One Mexican Restaurant Corp.** — 1455 St. Nicholas Avenue, (at the corner of W. 181 St.)  
  
**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-1**

## Renewal SLA Restaurant Wine License

4. **Fort Tryon Café & Grill Inc.** dba Ft. Tryon Café - 4026 Avenue, (at the corner of W. 215<sup>th</sup> Street.)  
Alex Pena, Owner, located at 10th avenue underneath train tracks. Business has been operating for four years now. Tables 3 with two tables each. Security cameras in place two outside and two inside, music from iPod, bathroom is not handicap accessible neither

the entry of establishment. There are two steps to enter the restaurant. Hours of operation 10:30am- 11pm (weekends; Friday and Saturday). 10:30am to 8:00pm. Employees- 2 full time employees.

**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-0**

5. **Sanchez & Abreu Enterprises Inc.** dba Rageely Restaurant — 84-86 Nagle Avenue, (bet. Ellwood & Sickles Sts.)

No one appeared to represent the business.

**Committee: 0-4-1, Board: 0-1-0, Public: 7-15-6**

6. **AJE Management Corp.** dba El Viejo Jobo — 231 Sherman Avenue, (at the corner of W. 207 Street.)

Ariel Espinal, Owner, employees- 10 part time employees. 4am to 10pm (7days a week). Tables-7 and chairs-20. Counter top seats 7 people. Jukebox for music. Location is handicap accessible and bathroom. Security Cameras- two outside and three inside fully operational. 34th Pct has no objections.

**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-6**

7. **Cabana Salvadorena Restaurant** — 4384 Broadway, (at the corner of W. 187<sup>th</sup> Street.)

Juana L. wife's owner, 11 tables, 36 chairs with three at the counter. Establishment is handicap accessible however bathroom and backend of establishment is not. Jukebox for music. 10:30am to 10:30pm everyday. 5 full time employees. No security cameras in establishment. Wife is encouraging husband to install cameras. She anticipates installing two inside and one outside. 34th precinct has no objections. Community board member raised a concern about the health violations received by establishment. Owner responded by stating her husband inappropriately disposed of garbage in the basement. CB12M member stated DOHMH gave owner 41 violations.

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

8. **Jimmy Oro Restaurant INC.** — 711 West 181 Street (at the corner of Bennett Avenue)

Wenny Lee, Daughter of Jimmy Oro- 7 full time employees, hours of operation M-W 11:30 to 10:30 Th-Sunday 11:30 to 11pm. Security cameras none available. Location and bathroom is wheelchair accessible. Music is by CD player. Tables- 15 and 40 chairs. No objections from the 34th precinct.

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

## **Renewal SLA Restaurant Wine License**

9. **Villa's Lounge Corp.** — 132 Audubon Avenue, (at the corner of W. 172 Street.)

Baldwin Villonia, Manager, lounge hours of operation Tuesday -Saturday 10pm- 4am and Sunday 6pm-4am. Security cameras-12- three outside and 9 inside. Two security guards who are part time. 8 part time employees. Music is by computer on weekdays and by live DJ on weekends. Establishment is wheel chair accessible and bathrooms are not. Three bathrooms at location. 25 tables and 11-12 self standing chairs (Stools).

33rd Precinct objects to renewal. Location has a problematic past. Numerous noise complaints from residents. Patrons have been given summonses outside of location for consumption of alcohol in public. Premise has sold alcohol in the past to a minor. Furthermore, a church is across the street from the venue. Manager objects to the claim that a minor was drinking at the establishment and the folks who received summonses were not patrons of the establishment. Manager states the establishment was

soundproofed. Police Officer Hewitt states owner should have the soundproofing inspected. **Committee: 0-0-5, Board: 0-1-0, Public: 4-1-22**

## **DCA New Unenclosed Sidewalk Cafe**

10. **La Estufa Inc. dba La Estufa** — 5025-5035 Broadway, (at the corner of W. 215 Street.) Jirdia Torres, hours of operation- 11:30 to 10:30pm, 8 full time employees, security cameras 10 in total; 9 inside and one outside, not handicap accessible however establishment is expanding, tables- 12 and 24 chairs. Outside will be 8 tables and 16 chairs for the unenclosed cafe. Councilmember Robert Jackson supports the application of the sidewalk cafe. 34th Precinct objects since the applicant is in front of a bus stop and will create an inconvenience and obstruct pedestrian mobility. Applicant states the plan was approved by the City of New York.  
**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-2**

## **NEW SLA On-Premises Liquor License**

11. **International Drink Group Inc.** 4476 Broadway, (bet. Fairview Ave. W. 193 St.) James Lee, Owner, hours of operation- 3pm- 12am on weekdays and 2am on weekends. Owner has a history of owning establishments in the city of New York. Location will be a bar and restaurant and will cater for events and parties. Proposed employees 12- full time and 8 part time employees. Security cameras anticipated to be installed is 16. Location and bathroom will be handicap accessible. Tables and chairs are unknown at this time. Business owner did not know he needed to submit a floor plan or arrange a walk-in with the precinct. Objection from 34th precinct; precinct never received floor plans and the area has already several lounges which the addition of this location will saturate the area.  
**Committee: 2-1-2, Board: 0-1-0, Public: 2-0-23**
12. **Outside Looking In Restaurant & Lounge** 2372 Amsterdam Avenue (bet. W. 177 & W. 178 Sts)  
No one appeared to represent the business. Objection from 34th Precinct- establishment will adversely impact vehicular traffic, increase congestion and is less than 200 feet from a church.  
**Committee: 0-3-2, Board: 0-1-0, Public: 0-4-16**
13. **Aero Lounge NYC LLC** 3847 10th Avenue, (at the corner of W. 206 Street.) Wilson Reynoso, Mark Morales both co-owners. Establishment was opened previously for four years and it's currently closed for renovation and remodeling. Employees- 7 security guards were hired through a vendor and 15 employees. 8 full time and 7 part time. Hours of operation- 4pm-4am (7 days a week). Establishment will not close everyday at 4am. Owners want to host private parties and events. 24 cameras (5 outside and 19 inside). Capacity -200 people. The establishment is fully handicap accessible. 25 tables with 48 chairs. Bar has 8 chairs. Music will be played by live DJ on weekends. There are four Emergency exits that lead to the street. Mark is a retired police officer who will personally train security staff in handling patrons. 1900 sq. feet. Establishment will serve tapas and finger foods. 34th Precinct objects to the establishment obtaining an on premises liquor license. Lt. Munoz stated establishment will saturate 10th avenue since various establishments are opened within the immediate area. The 1st Vice President of Dyckman Houses also objects for the issuing of the license to the establishment. The

neighborhood suffers from noise and traffic congestion and the development will lose police coverage by 67% so he claims.

**Committee: 0-0-5, Board: 0-1-0, Public: 0-1-20**

14. **Dragon Lounge Restaurant Inc.** dba Dragon Lounge H 1091 St. Nicholas Avenue, (at the corner of W. 165 Street.)

Frank; Attorney, Joanna Segura, Elvin Alvarez, Co-owners- International Tropical Food. Premise has been opened has April 2011. 14 tables and 36 chairs. Employees are 8 full time. The establishment downsized due to lack of business. Security cameras- 16; two outside and 8 inside, two in basement and two in the backyard and two at the bar. Hours of operation- 11am-11pm or 12am. Establishment is fully handicap accessible.

Background music is from iPod. 33rd Precinct objects to the license being issued to the establishment. Establishment is nearby Gregerio Luperon High School and St. Rosa Lima Church and School. Attorney objects that the establishment is within 200 feet. Schools and church wrote of a letter of support. Members of the community spoke in favor of the establishment. 30 members of the community came to demonstrate unyielding support for the applicant's intention in obtaining an on premise liquor license. Member of the community spoke eloquently about the need for additional jobs and the restaurant will provide that for the immediate community.

**Committee: 5-0-0, Board: 0-0-1, Public: 36-0-1**

15. **Rio New York Inc.** 4892 Broadway, (at the corner of W. 204th St.)

Alexandra Bodilla and Altagracia Abreu- Intention to open a high class restaurant with a Brazilian style influenced by American cuisine. The establishment is adjacent to the Getty Gas Station. They would like to hire 30 employees and will comply with ADA federal regulations. Seating for 200 people with approx. 50 to 60 tables. The establishment will have lower level with an upscale wine bar in the lower level. Security cameras currently proposed 20-24 cameras. Carlos Bodilla is the husband of the applicants. Hours of operation- 11am to 2am on weekdays or 3am or 4am on weekends. Looking to have corporate parties, bridal showers and birthday parties. 34th Precinct objects since the location is boarded up and they never received the floor plans. Attorney will meet with Lt. Munoz and deliver all necessary documents.

**Committee: 4-0-1, Board: 0-0-1, Public: 12-0-2**

16. **La Cervceria Inc.** — 120 Dyckman Street (between Post Avenue and Nagle Avenue)

Oscar Herasme, Attorney, representing Jose Daniel Rojas, Nermesio Adornes AKA Titi, mostly geared towards beer and wine, European, Spanish bar space. The purpose of having an OP is to serve patrons who desire a margarita etc. 8 tables with two seats each. One bar counter that seats about 12 people. The applicant intends in having a beer garden in the future however, they just applying to open a Spanish tapas location with draft beer. 11am to 12pm on weekdays and weekends will close a little later based on the rate of business. 34th Precinct objects to the applicant applying for an OP. The 34th Precinct Lt. Munoz stated the establishment will augment the already congested and overcrowded sidewalks and vehicular traffic. Lt would also like to obtain floor plans and conduct a walk through the establishment. Owners agreed to close earlier to avoid conflicting departures from both establishments.

**Committee: 0-0-5, Board: 0-0-1, Public: 1-0-10**

17. **El Imperio Cubano INC.** dba El Imperio Cubano Restaurant- 203 Audubon Avenue (bet. 175th Street and 176th Street)

Solania Then, owner, establishment is currently closed. She intend on opening a family orientated Spanish; Dominican, Cuban and Puerto Rican restaurant. 5pm to 12am to 1am (7x days a week). 5 employees; 4 full time and one part time. Establishment is currently

not wheelchair accessible but the bathroom is. The establishment entrance has one step. Security cameras- two outside and 5 inside. Music from iPod and emitting from speakers; soft background music. Tables 8 and 32 chairs. Bar counter have 4 seats. No objections from the 33rd Precinct.

**Committee: 5-0-0, Board: 1-0-0, Public: 12-0-2**

### **NEW SLA Restaurant Wine License**

18. **Blue Sugar Corp.** — 505 A W. 211 Street, (at the corner 10th Avenue.)

No one appeared to represent the business. Objection from 34th Precinct; next to a school PS 98. Another club; Vintage within the immediate area.

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

19. **La Ceniza Restaurant #2 Corp.** - 5085 Broadway, (bet. W. 216 & W. 218 Sts.)

No one appeared to represent the business. Objection from 34th Precinct; multiple noise complaints from residents.

**Committee: 0-4-1, Board: 0-1-0, Public: 0-0-8**

### **NEW SLA Eating Place Beer License**

20. **Mirlo Corp.** dba That's Amore Pizza 1246 St. Nicholas Avenue, (bet. W. 172 & W. 173 Sts.)

Jose Puella, Owner, 10am to 10 on weekdays and 11 on weekends. Three employees; full time. 6 tables and 4 chairs each; total of 24. Security Cameras-4 cameras; 1 camera outside and 3 inside. Establishment is not wheel chair accessible. Music from radio. Establishment is a pizzeria and would like to apply for an eating place beer license. Mr. Puella states previous had a license and after he sold establishment the license was no longer valid. Mr. Puella purchased establishment 10 months ago.

**Committee: 4-1-0, Board: 1-0-0, Public: 10-0-2**

### **NEW SLA Club Liquor License**

21. **Francys Fleites & Rafael Checo** dba On the 5th Social Club- 551 West 175 Street (at the corner of Audubon Avenue)

Owners intend on having a social club with pool tables and will NOT serve food.

Establishment is not open. 4:30pm- 2 or 3am depending upon how business flows.

Intends on having two employees. Two tables with 4 chairs. Bar counter have no chairs.

Security cameras- 4 inside and one outside. Installed Sony surround home theater system to play iPod for background music. Establishment and bathroom are not handicap accessible.

33rd Precinct objects since residents complain about noise and it's in close proximity to problematic locations. The establishment is near a synagogue, church, mosque and school. Summonses were issued for ABC violation in the past. 33rd Precinct does not recommend a license for the location.

**Committee: 0-0-5, Board: 0-2-0, Public: 9-1-2**

**Economic Development Committee  
Resolution #1  
Renewal-SLA-On Premise Liquor  
September 06, 2011**

**Whereas**, Bleu Evolution Bar & Rest Corp. dba Bleu Evolution Bar & Restaurant located at 806-808 W. 187 Street between Pinehurst & Ft. Washington Avenues, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license ; and

**Whereas**, it is a committee protocol to provide a negative resolution 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 Bleu Evolution Bar & Rest Corp. dba Bleu Evolution Bar & Restaurant.

**Economic Development Committee  
Resolution #2  
Renewal-SLA-On Premise Liquor  
September 06, 2011**

**Whereas**, 524 Villa Riva Corp. dba Los Compadres Restaurant located at 524 W. 207 Street between Sherman & Post Avenues, has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license ; and

**Whereas**, it is a committee protocol to provide a negative resolution 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 524 Villa Riva Corp. dba Los Compadres Restaurant.

**Economic Development Committee  
Resolution #3  
Renewal-SLA-On Premise Liquor  
September 06, 2011**

**Whereas**, La Villita One Mexican Restaurant Corp located at 1455 St. Nicholas Avenue at the corner of W. 183 St., has duly notified Community Board 12 of its intention to file an application for a renewal on premise liquor license ; and

**Whereas**, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal on premise liquor license for La Villita One Mexican Restaurant Corp.

**Economic Development Committee  
Resolution #4  
Renewal-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, Fort Tryon Café & Grill Inc. dba Ft. Tryon Café H 4026 Avenue located at 4026 10th Avenue at the corner of W. 215 St., 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 September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Fort Tryon Café & Grill Inc. dba Ft. Tryon Café H 4026 Avenue.

**Economic Development Committee  
Resolution #5  
Renewal-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, Sanchez & Abreu Enterprises Inc. dba Rageely Restaurant located at 84-86 Nagle Avenue between Ellwood & Sickles Streets, has duly notified Community Board 12 of its intention to file an application for a renewal restaurant wine license ; and

**Whereas**, it is a committee protocol to provide a negative resolution 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 Sanchez & Abreu Enterprises Inc. dba Rageely Restaurant.

**Economic Development Committee  
Resolution #6  
Renewal-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, AJE Management Corp. dba El Viejo Jobo located at 231 Sherman Avenue at the corner of W. 207 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 September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for AJE Management Corp. dba El Viejo Jobo.

**Economic Development Committee  
Resolution #7  
Renewal-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, Cabana Salvadorena Restaurant located at 4384 Broadway at the corner of W. 187 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 September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Cabana Salvadorena Restaurant.

**Economic Development Committee  
Resolution #8  
Renewal-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, Jimmy Oro Restaurant Inc located at 711 West 181 Street at the corner of Bennett Avenue, 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 September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a renewal restaurant wine license for Jimmy Oro Restaurant Inc.

**Economic Development Committee  
Resolution #9  
Renewal-SLA-Tavern License  
September 06, 2011**

**Whereas**, Villa's Lounge Corp located at 132 Audubon Avenue at the corner of W. 172 St., has duly notified Community Board 12 of its intention to file an application for a renewal tavern license ; and

**Whereas**, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to the aforementioned establishment having a problematic past, numerous noise complaints from residents, patrons have been given summonses outside of location for consumption of alcohol in public, and the establishment has sold alcohol in the past to a minor; and

**Therefore Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a renewal tavern license for Villa's Lounge Corp.

**Economic Development Committee  
Resolution #10  
New-Department of Consumer Affairs- Unenclosed Sidewalk Café  
September 06, 2011**

**Whereas**, La Estufa Inc. dba La Estufa located at 5025-5035 Broadway at the corner of W. 215 St., has duly notified Community Board 12 of its intention to file an application for a new unenclosed sidewalk café ; and

**Whereas**, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 34<sup>th</sup> precinct concerns related to how much sidewalk space would exist between the end of the sidewalk café and the bus stop. The community as well as Councilmember Robert Jackson showed support for the new sidewalk café; and

**Therefore Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new unenclosed sidewalk café for La Estufa Inc. dba La Estufa.

**Economic Development Committee  
Resolution #11  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, International Drink Group Inc located at 4476 Broadway between Fairview Ave. and W. 193 St., 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 September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to the area already having 3 liquor licenses within 100 feet of each other; and

**Therefore Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for International Drink Group Inc.

**Economic Development Committee  
Resolution #12  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, Outside Looking In Restaurant & Lounge located at 2372 Amsterdam Avenue between W. 177 & W. 178 Streets, has duly notified Community Board 12 of its intention to file an application for a new on premise liquor license ; and

**Whereas**, it is a committee protocol to provide a negative resolution 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 new on premise liquor license for Outside Looking In Restaurant & Lounge.

**Economic Development Committee  
Resolution #13  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, Aero Lounge NYC LLC located at 3847 10th Avenue at the corner of W. 206 St., 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 September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to a church being on the same sidewalk as the aforementioned venue and the area already having multiples clubs and/or lounges; and

**Therefore Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for Aero Lounge NYC LLC.

**Economic Development Committee  
Resolution #14  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, Dragon Lounge Restaurant Inc. dba Dragon Lounge located at 1091 St. Nicholas Avenue at the corner of W. 165 St., 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 September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 33<sup>rd</sup> precinct concerns related to the aforementioned establishment being within 200 feet of two schools and a church. Approximately 30 members of the community came to demonstrate unyielding support for the applicants and spoke in favor of the establishment. The local schools and church wrote letters of support; 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 Dragon Lounge Restaurant Inc. dba Dragon Lounge.

**Economic Development Committee  
Resolution #15  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, Rio New York Inc. located at 4892 Broadway at the corner of W. 204th St., 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 September 06, 2011 to hear comments from the community and local precinct. The committee heard from the 34<sup>th</sup> precinct concerns related to the aforementioned establishment adding to the already existing traffic in the area. The community supports a new on premise liquor license for the establishment; 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 Rio New York Inc..

**Economic Development Committee  
Resolution #16  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, La Cervceria Inc located at 120 Dyckman Street between Post and Nagle Avenues, 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 September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to area already having multiple club, lounges, and/or restaurants with liquor licenses; and

**Therefore Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new on premise liquor license for La Cervceria Inc.

**Economic Development Committee  
Resolution #17  
New-SLA-On Premise Liquor License  
September 06, 2011**

**Whereas**, El Imperio Cubano INC. dba El Imperio Cubano Restaurant located at 203 Audubon Avenue between W. 175 and W. 176 Streets, 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 September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new on premise liquor license for El Imperio Cubano INC. dba El Imperio Cubano Restaurant.

**Economic Development Committee  
Resolution #18  
New-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, Blue Sugar Corp located at 505 A W. 211 Street at the corner 10th Avenue, has duly notified Community Board 12 of its intention to file an application for a new restaurant wine license ; and

**Whereas**, it is a committee protocol to provide a negative resolution 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 new restaurant wine license for Blue Sugar Corp.

**Economic Development Committee  
Resolution #19  
New-SLA-Restaurant Wine License  
September 06, 2011**

**Whereas**, La Ceniza Restaurant #2 Corp located at 5085 Broadway between W. 216 and W. 218 Streets, has duly notified Community Board 12 of its intention to file an application for a new restaurant wine license ; and

**Whereas**, it is a committee protocol to provide a negative resolution 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 new restaurant wine license for La Ceniza Restaurant #2 Corp.

**Economic Development Committee  
Resolution #20  
New-SLA-Eating Place Beer License  
September 06, 2011**

**Whereas**, Mirlo Corp. dba That's Amore Pizza located at 1246 St. Nicholas Avenue between W. 172 & W. 173 Streets, has duly notified Community Board 12 of its intention to file an application for a new eating place beer license ; and

**Whereas**, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and the local precinct heard no negative comments about the establishment;

**Therefore Be it Resolved**, that Community Board 12 offers **NO OBJECTION** to the State Liquor Authority granting a new eating place beer license for Mirlo Corp. dba That's Amore Pizza.

**Economic Development Committee  
Resolution #21  
New-SLA-Club Liquor License  
September 06, 2011**

**Whereas**, Francys Fleites & Rafael Checo dba On the 5<sup>th</sup> Social Club located at 551 West 175 Street at the corner of Audubon Avenue, has duly notified Community Board 12 of its intention to file an application for a new club liquor license ; and

**Whereas**, the Economic Development Committee, having met on September 06, 2011 to hear comments from the community and local precinct. The committee heard concerns related to noise complaints and the aforementioned establishment being near a synagogue, church, mosque and school; and

**Therefore Be it Resolved**, that Community Board 12 offers **STRONG OBJECTION** to the State Liquor Authority granting a new club liquor license for Francys Fleites & Rafael Checo dba On the 5<sup>th</sup> Social Club.

# Economic Development Committee Minutes

September 06, 2011

**EDC Members Present:** Ariel Ferreira, Rolando Cespedes, Mireya Cruz-Diaz, George Espinal  
Leonardo Blackman

**EDC Members Excused:** Nicole Foster, Edith Prentiss, Angela Sanchez

**EDC Members Absent:** Melanie Hidalgo, Ruddy Santana

**C. B. 12 Members Present:** Richard Lewis, Cheryl Par

**Staff Members Present:** Frances Escano

**Public:** Alexandra Bobadilla, Rafael Checo, William Ortez, Victor Estevez, Aridio Gonzalez, Jose Daniel Rojas, Oscar Herrasme, Wendy Duarte, Graciela Maria, Mayoborex F Ernando, Etuido Estrella, Jose De Jesus, Baldwin Villalona, Yadira del Carmen, Wendy Lee, Yoraus Fernandez, Mauricio Nunez, Juana Lozano, Paula Diaz, Jose Pullia, Luis Reynoso, Emilio Cruz, Freddy Augusto, Dagoberto Tavares, Hilda Kenndy, Miguelina Matos, Yiraida Lee, Solaniathen Nen, James Lee, Ariel J. Espinal, Agustin De La Cruz, Pedro Cabrera, Daniel Sphahr, Wilson Reynoso, Johanna Segura, Alex Pawn, Mark Morales, Francisca Liz, Claudino Jimenez, Victor Polanco, Francys Fleites, Nemen Ardans, Jose Espinal, Juan Paulino, Roberto De La Rosa, Marshall Vanderpool

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## Renewal SLA On-Premises Liquor License

1. **Bleu Evolution Bar & Rest Corp.** dba Bleu Evolution Bar & Restaurant 806-808 W. 187th Street, (bet. Pinehurst & Ft. Washington Ave.)  
No one appeared to represent the business.  
**Committee: 2-2-1, Board: 0-1-0, Public: 0-0-3**
2. **524 Villa Riva Corp.** dba Los Compadres Restaurant — 524 W. 207th Street, (bet. Sherman & Post Aves.)  
No one appeared to represent the business.  
**Committee: 1-3-1, Board: 0-1-0, Public: 0-1-3**
3. **La Villita One Mexican Restaurant Corp.** — 1455 St. Nicholas Avenue, (at the corner of W. 181 St.)  
**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-1**

## Renewal SLA Restaurant Wine License

4. **Fort Tryon Café & Grill Inc.** dba Ft. Tryon Café - 4026 Avenue, (at the corner of W. 215<sup>th</sup> Street.)  
Alex Pena, Owner, located at 10th avenue underneath train tracks. Business has been operating for four years now. Tables 3 with two tables each. Security cameras in place two outside and two inside, music from iPod, bathroom is not handicap accessible neither

the entry of establishment. There are two steps to enter the restaurant. Hours of operation 10:30am- 11pm (weekends; Friday and Saturday). 10:30am to 8:00pm. Employees- 2 full time employees.

**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-0**

5. **Sanchez & Abreu Enterprises Inc.** dba Rageely Restaurant — 84-86 Nagle Avenue, (bet. Ellwood & Sickles Sts.)

No one appeared to represent the business.

**Committee: 0-4-1, Board: 0-1-0, Public: 7-15-6**

6. **AJE Management Corp.** dba El Viejo Jobo — 231 Sherman Avenue, (at the corner of W. 207 Street.)

Ariel Espinal, Owner, employees- 10 part time employees. 4am to 10pm (7days a week). Tables-7 and chairs-20. Counter top seats 7 people. Jukebox for music. Location is handicap accessible and bathroom. Security Cameras- two outside and three inside fully operational. 34th Pct has no objections.

**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-6**

7. **Cabana Salvadorena Restaurant** — 4384 Broadway, (at the corner of W. 187<sup>th</sup> Street.)

Juana L. wife's owner, 11 tables, 36 chairs with three at the counter. Establishment is handicap accessible however bathroom and backend of establishment is not. Jukebox for music. 10:30am to 10:30pm everyday. 5 full time employees. No security cameras in establishment. Wife is encouraging husband to install cameras. She anticipates installing two inside and one outside. 34th precinct has no objections. Community board member raised a concern about the health violations received by establishment. Owner responded by stating her husband inappropriately disposed of garbage in the basement. CB12M member stated DOHMH gave owner 41 violations.

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

8. **Jimmy Oro Restaurant INC.** — 711 West 181 Street (at the corner of Bennett Avenue)

Wenny Lee, Daughter of Jimmy Oro- 7 full time employees, hours of operation M-W 11:30 to 10:30 Th-Sunday 11:30 to 11pm. Security cameras none available. Location and bathroom is wheelchair accessible. Music is by CD player. Tables- 15 and 40 chairs. No objections from the 34th precinct.

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

## **Renewal SLA Restaurant Wine License**

9. **Villa's Lounge Corp.** — 132 Audubon Avenue, (at the corner of W. 172 Street.)

Baldwin Villonia, Manager, lounge hours of operation Tuesday -Saturday 10pm- 4am and Sunday 6pm-4am. Security cameras-12- three outside and 9 inside. Two security guards who are part time. 8 part time employees. Music is by computer on weekdays and by live DJ on weekends. Establishment is wheel chair accessible and bathrooms are not. Three bathrooms at location. 25 tables and 11-12 self standing chairs (Stools).

33rd Precinct objects to renewal. Location has a problematic past. Numerous noise complaints from residents. Patrons have been given summonses outside of location for consumption of alcohol in public. Premise has sold alcohol in the past to a minor. Furthermore, a church is across the street from the venue. Manager objects to the claim that a minor was drinking at the establishment and the folks who received summonses were not patrons of the establishment. Manager states the establishment was

soundproofed. Police Officer Hewitt states owner should have the soundproofing inspected. **Committee: 0-0-5, Board: 0-1-0, Public: 4-1-22**

## **DCA New Unenclosed Sidewalk Cafe**

10. **La Estufa Inc. dba La Estufa** — 5025-5035 Broadway, (at the corner of W. 215 Street.) Jirdia Torres, hours of operation- 11:30 to 10:30pm, 8 full time employees, security cameras 10 in total; 9 inside and one outside, not handicap accessible however establishment is expanding, tables- 12 and 24 chairs. Outside will be 8 tables and 16 chairs for the unenclosed cafe. Councilmember Robert Jackson supports the application of the sidewalk cafe. 34th Precinct objects since the applicant is in front of a bus stop and will create an inconvenience and obstruct pedestrian mobility. Applicant states the plan was approved by the City of New York.  
**Committee: 5-0-0, Board: 1-0-0, Public: 34-0-2**

## **NEW SLA On-Premises Liquor License**

11. **International Drink Group Inc.** 4476 Broadway, (bet. Fairview Ave. W. 193 St.) James Lee, Owner, hours of operation- 3pm- 12am on weekdays and 2am on weekends. Owner has a history of owning establishments in the city of New York. Location will be a bar and restaurant and will cater for events and parties. Proposed employees 12- full time and 8 part time employees. Security cameras anticipated to be installed is 16. Location and bathroom will be handicap accessible. Tables and chairs are unknown at this time. Business owner did not know he needed to submit a floor plan or arrange a walk-in with the precinct. Objection from 34th precincts; precinct never received floor plans and the area has already several lounges which the addition of this location will saturate the area.  
**Committee: 2-1-2, Board: 0-1-0, Public: 2-0-23**
12. **Outside Looking In Restaurant & Lounge** 2372 Amsterdam Avenue (bet. W. 177 & W. 178 Sts)  
No one appeared to represent the business. Objection from 34th Precinct- establishment will adversely impact vehicular traffic, increase congestion and is less than 200 feet from a church.  
**Committee: 0-3-2, Board: 0-1-0, Public: 0-4-16**
13. **Aero Lounge NYC LLC** 3847 10th Avenue, (at the corner of W. 206 Street.) Wilson Reynoso, Mark Morales both co-owners. Establishment was opened previously for four years and it's currently closed for renovation and remodeling. Employees- 7 security guards were hired through a vendor and 15 employees. 8 full time and 7 part time. Hours of operation- 4pm-4am (7 days a week). Establishment will not close everyday at 4am. Owners want to host private parties and events. 24 cameras (5 outside and 19 inside). Capacity -200 people. The establishment is fully handicap accessible. 25 tables with 48 chairs. Bar has 8 chairs. Music will be played by live DJ on weekends. There are four Emergency exits that lead to the street. Mark is a retired police officer who will personally train security staff in handling patrons. 1900 sq. feet. Establishment will serve tapas and finger foods. 34th Precinct objects to the establishment obtaining an on premises liquor license. Lt. Munoz stated establishment will saturate 10th avenue since various establishments are opened within the immediate area. The 1st Vice President of Dyckman Houses also objects for the issuing of the license to the establishment. The

neighborhood suffers from noise and traffic congestion and the development will lose police coverage by 67% so he claims.

**Committee: 0-0-5, Board: 0-1-0, Public: 0-1-20**

**14. Dragon Lounge Restaurant Inc.** dba Dragon Lounge H 1091 St. Nicholas Avenue, (at the corner of W. 165 Street.)

Frank; Attorney, Joanna Segura, Elvin Alvarez, Co-owners- International Tropical Food. Premise has been opened has April 2011. 14 tables and 36 chairs. Employees are 8 full time. The establishment downsized due to lack of business. Security cameras- 16; two outside and 8 inside, two in basement and two in the backyard and two at the bar. Hours of operation- 11am-11pm or 12am. Establishment is fully handicap accessible.

Background music is from iPod. 33rd Precinct objects to the license being issued to the establishment. Establishment is nearby Gregerio Luperon High School and St. Rosa Lima Church and School. Attorney objects that the establishment is within 200 feet. Schools and church wrote of a letter of support. Members of the community spoke in favor of the establishment. 30 members of the community came to demonstrate unyielding support for the applicant's intention in obtaining an on premise liquor license. Member of the community spoke eloquently about the need for additional jobs and the restaurant will provide that for the immediate community.

**Committee: 5-0-0, Board: 0-0-1, Public: 36-0-1**

**15. Rio New York Inc.** 4892 Broadway, (at the corner of W. 204th St.)

Alexandra Bodilla and Altagracia Abreu- Intention to open a high class restaurant with a Brazilian style influenced by American cuisine. The establishment is adjacent to the Getty Gas Station. They would like to hire 30 employees and will comply with ADA federal regulations. Seating for 200 people with approx. 50 to 60 tables. The establishment will have lower level with an upscale wine bar in the lower level. Security cameras currently proposed 20-24 cameras. Carlos Bodilla is the husband of the applicants. Hours of operation- 11am to 2am on weekdays or 3am or 4am on weekends. Looking to have corporate parties, bridal showers and birthday parties. 34th Precinct objects since the location is boarded up and they never received the floor plans. Attorney will meet with Lt. Munoz and deliver all necessary documents.

**Committee: 4-0-1, Board: 0-0-1, Public: 12-0-2**

**16. La Cervceria Inc.** — 120 Dyckman Street (between Post Avenue and Nagle Avenue)

Oscar Herasme, Attorney, representing Jose Daniel Rojas, Nermesio Adornes AKA Titi, mostly geared towards beer and wine, European, Spanish bar space. The purpose of having an OP is to serve patrons who desire a margarita etc. 8 tables with two seats each. One bar counter that seats about 12 people. The applicant intends in having a beer garden in the future however, they just applying to open a Spanish tapas location with draft beer. 11am to 12pm on weekdays and weekends will close a little later based on the rate of business. 34th Precinct objects to the applicant applying for an OP. The 34th Precinct Lt. Munoz stated the establishment will augment the already congested and overcrowded sidewalks and vehicular traffic. Lt would also like to obtain floor plans and conduct a walk through the establishment. Owners agreed to close earlier to avoid conflicting departures from both establishments.

**Committee: 0-0-5, Board: 0-0-1, Public: 1-0-10**

**17. El Imperio Cubano INC.** dba El Imperio Cubano Restaurant- 203 Audubon Avenue (bet. 175th Street and 176th Street)

Solania Then, owner, establishment is currently closed. She intend on opening a family orientated Spanish; Dominican, Cuban and Puerto Rican restaurant. 5pm to 12am to 1am (7x days a week). 5 employees; 4 full time and one part time. Establishment is currently

not wheelchair accessible but the bathroom is. The establishment entrance has one step. Security cameras- two outside and 5 inside. Music from iPod and emitting from speakers; soft background music. Tables 8 and 32 chairs. Bar counter have 4 seats. No objections from the 33rd Precinct.

**Committee: 5-0-0, Board: 1-0-0, Public: 12-0-2**

### **NEW SLA Restaurant Wine License**

18. **Blue Sugar Corp.** — 505 A W. 211 Street, (at the corner 10th Avenue.)  
No one appeared to represent the business. Objection from 34th Precinct; next to a school PS 98. Another club; Vintage within the immediate area.

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

19. **La Ceniza Restaurant #2 Corp.** - 5085 Broadway, (bet. W. 216 & W. 218 Sts.)  
No one appeared to represent the business. Objection from 34th Precinct; multiple noise complaints from residents.

**Committee: 0-4-1, Board: 0-1-0, Public: 0-0-8**

### **NEW SLA Eating Place Beer License**

20. **Mirlo Corp.** dba That's Amore Pizza 1246 St. Nicholas Avenue, (bet. W. 172 & W. 173 Sts.)  
Jose Puella, Owner, 10am to 10 on weekdays and 11 on weekends. Three employees; full time. 6 tables and 4 chairs each; total of 24. Security Cameras-4 cameras; 1 camera outside and 3 inside. Establishment is not wheel chair accessible. Music from radio. Establishment is a pizzeria and would like to apply for an eating place beer license. Mr. Puella states previous had a license and after he sold establishment the license was no longer valid. Mr. Puella purchased establishment 10 months ago.

**Committee: 4-1-0, Board: 1-0-0, Public: 10-0-2**

### **NEW SLA Club Liquor License**

21. **Francys Fleites & Rafael Checo** dba On the 5th Social Club- 551 West 175 Street (at the corner of Audubon Avenue)  
Owners intend on having a social club with pool tables and will NOT serve food. Establishment is not open. 4:30pm- 2 or 3am depending upon how business flows. Intends on having two employees. Two tables with 4 chairs. Bar counter have no chairs. Security cameras- 4 inside and one outside. Installed Sony surround home theater system to play iPod for background music. Establishment and bathroom are not handicap accessible.

33rd Precinct objects since residents complain about noise and it's in close proximity to problematic locations. The establishment is near a synagogue, church, mosque and school. Summonses were issued for ABC violation in the past. 33rd Precinct does not recommend a license for the location.

**Committee: 0-0-5, Board: 0-2-0, Public: 9-1-2**

**Land Use Committee - Meeting Minutes**  
**July 6, 2011**

Committee Members Present

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
James Berlin  
Steve Simon

Committee Members Absent

Richard Allman  
Tamara Rivera  
Isaiah Bing

Board Members Present

Richard Lewis  
Betty Lehman  
Raybblin Vargas  
Cheryl Pahahm  
Helen Morik

Public Member

Vivian Ducat

Guests: Henry Wollman, Developer Quadriad Realty, Evelyn Kalka, Quadriad, Adrian Cabreja-Manhattan Times, Ed Ornowski - 65 Hillside Avenue, Andrea Kornbluth - 200 Pinehurst, Beverly Gordon – 209 W. 169thSt., Rita Gorman – Northern Manhattan Neighborhood Coalition, Gail Adiss – 100 Park Terrace West, Vadian Moldovan – 65 Hillside Avenue , Graham McHugh – Carpenters Union 157, Antonio Gonzalez, Mike Fitelson – Manhattan Times, Erika Lindsey – MBPO; Paul Rubenfarb

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1. The meeting was called to order at 7:15 PM.
2. Land Use Chair Wayne Benjamin welcomed committee members, board members and guests present. He stated that the land use committee (“Land Use” or the Committee”) does not normally meet in July and August agreed to a July meeting because the presentation that Quadriad was to make in June had to be rescheduled to accommodate the Land Use 101 presentation that Community Board 12-Manhattan (“CB12-M”) co-hosted with the Manhattan Borough President and other elected officials in June. He also stated that this will be the forth presentation made by Quadriad to the Committee with respect to the proposed Tryon Center project and then turned the floor over to Quadriad’s Henry Wollman.
3. Henry Wollman made opening comments prior to the start of Quadriad’s PowerPoint presentation. He stated that this is the last presentation that Quadriad will make to Land Use before it submits a ULURP application to the Department of City Panning (“City Planning”), it is anticipated that the ULURP application will be submitted in October 2011, a preliminary meeting with City Planning (Edwin Marshall and staff) is scheduled for July 13<sup>th</sup> and that there will be additional opportunities for public comment once the ULURP process begins. Mr. Wollman also stated that Quadriad has financing for the project arranged by way of its own equity, private investors and the AFL-CIO Housing Investment Trust and that the investors are interested in a construction start no later than the end of 2012. Mr. Wollman then turned the presentation over to Evelyn Kalka of Quadriad.

Evelyn Kalka made a presentation on the revised Tryon Center project. The PowerPoint presentation included three development scenarios – one as-of-right scenario and two New Strategy scenarios. The two New Strategy scenarios proposed zoning equivalent to R10 and C4-6, each has a residential FAR of 10. The current zoning of the site is R7-2 which has a residential FAR of 3.44 to 4. The as-of-right scenario and the R10 New Strategy scenario are each 28 stories tall. The C4-6 New Strategy scenario has three towers that are 23- , 36 and 40 stories tall. The R10 New Strategy scenarios has an 85-foot tall base (roughly nine stories), the C4-6 New Strategy scenario has a lower based and a direct connection of new open space to Gorman Park.

The presentation also included three options for modifying the existing tunnel to the #1 train, each featured alternative configuration of new elevators and stairs; one included a direct connection to Gorman Park. A possibility of constructing a new step street along the northern edge of Gorman Park was also presented.

In response to a question Mr. Wollman stated that the elevators will be maintained by Quadriad. Mr. Wollman also stated that Quadriad want to try to add some flat space to Gorman Park but not to dramatically change its topography. He stated that the proposed flat area on the project site is approximately 30,000 square feet or three-quarters of an acre.

Ms Kalka also presented alternatives conceptual layouts of typical residential floors. Scheme A has a larger foot print and arranges apartments on either side of a central corridor, i.e.: a typical double-loaded corridor. Scheme B has a smaller foot print, i.e.: a point-block tower, with less public circulation; it affords the units more light and air than a double loaded corridor layout.

Mr. Wollman stated that Quadriad has considered the use of Inclusionary Zoning but that the site is presently located in a zoning district that qualifies for Inclusionary Zoning [Note: New York City first adopted an optional inclusionary zoning program in 1969, but this early effort lacked sufficient developer incentives and failed to generate a significant number of affordable housing units. In 1987, the City revamped the Inclusionary Housing Program, implementing more aggressive incentives. The new terms offered developers in the densest areas of Manhattan – those zoned R10 – the opportunity to increase a building's floor area by up to 20 percent, in exchange for producing a proportional amount of affordable housing. In 2005 the New York City Department of City Planning (DCP) and Department of Housing and Preservation and Development (HPD) revised the 1987 inclusionary zoning provisions, expanding the program to medium-density areas of the city. The revised terms also increased the potential floor area bonus to as much as 33% for qualifying projects. HPD has historically targeted programs towards households earning less than 60% of the Area Market Income (AMI) – around \$40,000 for a family of four – but the Housing Marketplace Plan also targeted moderate and middle income New Yorkers earning between \$50,000 and \$100,000]. He further stated that in contrast to the New Strategy development approach that requires no public financing, a project developed under Inclusionary Zoning would required three levels of public subsidy – bond financing, a 1% loan from HDC and low-income tax credits – worth approximately \$171 million to produce approximately 70 units of housing (\$2.4 million per unit). He also stated that Quadriad will not seek 421a or other tax benefits for the project.

Land Use member Steve Simon asked if Quadriad has considered other City, State and Federal housing finance programs that could be used and if it also considered relocating some of the community facility space proposed for Phase 1 of the development across the street to Phase 2. Chair Benjamin stated that he would modify the second part of the question to ask Quadriad to reduce the overall amount of community facility space it proposed to develop in both phases. Mr. Wollman stated that the development of Phase 2 of the project is still envisioned but that the program is not yet finalized; it is expected to be a 22-story building.

Mr. Wollman was asked how the intended community facility uses were determined. He stated that this was done through outreach to elected officials and institutions and through internal idea generation. The focus of Quadriad's ideas includes primary health care, early childhood development and modern digitally-equipped library branch facilities. Mr. Wollman stated that Quadriad has engaged in preliminary discussion with New York Presbyterian Hospital with respect to the primary health care facility. Board member Helen Morik introduced herself, stated that she is the Vice President for Government & Community Affairs for NY Presbyterian Hospital and also stated that Quadriad has not spoken with her to her knowledge with anyone else at NYPH about operating any primary health facility at the project site.

A resident asked how Quadriad's project will impact the quality of life for neighborhood and that so many new residents will make local train service a subway ride from hell.

Quadriad was asked if coordination with MTA is required given the proximity of its proposed development to the subway and the tunnel connecting to the subway. Close coordination with and approval by MTA is required for any project at the site.

A resident made many statements including Quadriad's project does not offer any community benefits, the units are not affordable, affordability should not be considered at this site, the project will destroy the integrated bohemian artistic Gorman Park neighborhood and that it will destroy the scenic view economy of the area. Chair Benjamin stated that he did not believe that the resident meant to say that affordability should not be considered in response to which the resident said he meant to say high-rise affordability.

A resident asked what kind of review is required to make any modifications to Gorman Park. Any proposed change to Gorman Park must be approved by NYC Parks.

The Committee asked if the project's proposed unit mix has changed to better accommodate families. Mr. Wollman stated that the matter was being considered but has not been finalized.

Chair Benjamin stated that since the Committee has not attained a quorum it cannot consider any resolution but none-the-less he wants to share six key points that he summarized, based on prior review and discussion of Quadriad's Tryon Center project, in preparation for tonight's meeting that could form the basis for a future resolution from the Committee. They are:

- i) We understand the concept behind the New Strategy development scenario but do not support the proposed building heights or overall density. While CD12 needs new residential, retail and community facility space a balance must be achieved between the existing context of the surrounding community and the scale, bulk and architectural design of any the proposed project.
- ii) CB12 favors building design and development that is contextual, that enhances that which is good in the existing urban fabric.
- iii) We recommend that Quadriad significantly reduce the build program for its New Strategy development scenario. DCP and EDC considered "incentivized" Inclusionary Zoning for its proposed Sherman Creek Rezoning initiative. A review of this rezoning proposal may be good starting point for Quadriad consider a more appropriate density bonus in exchange for affordable housing.
- iv) We recommend that Quadriad give more attention to design options for the as-of-right development scenario, starting with existing mid-density contextual zoning prototypes and modifying same as needed to accommodate the unique character of the proposed sites.
- v) We recommend that Quadriad use a site-specific contextual pro-type as the basis for further exploration of any new Strategy development.
- vi) We recommend that Quadriad give consideration to how it might include existing City, State and federal housing programs as at least part of the financing for any project developed so as to reduce the reliance on increased density to fund the affordable units.

He asked members of the Committee for their comments. There was general consensus on the key points. Land Use member Steve Simon stated that in saying that we understand the concept behind the New Strategy development scenario we should not give the impression that we support a development approach that creates mostly market rate units and only a few affordable units and that we should ask for a development that makes better use of affordable housing finance programs and develops 100% affordable units. Chair Benjamin stated that we can ask for an all-affordable project but noted that there have been many requests for an 80-20 development, that an 80-20 development includes 80% market rate units and 20 % affordable, and that asking for only an all-affordable development would rule-out many of the affordable housing funding programs that we would like Quadriad to consider.

Other discussion included questions about the preliminary scope of the environmental studies for the project and how will permanent affordability be enforced. Mr. Wollman promised that next week Quadriad will provide CB12 with a copy of a lease it has used on other projects as the enforcement mechanism for affordability and that the scope of environmental studies is not yet finalized.

4. After further discussion the meeting adjourned at 9:15 pm.

Respectfully submitted by: Wayne A. Benjamin

COMMUNITY BOARD 12-MANHATTAN  
LAND USE, HEALTH & ENVIRONMENT AND HOUSING & HUMAN SERVICES COMMITTEES  
SEPTEMBER 2011

**RESOLUTION:** OPPOSING QUADRIAD REALTY PARTNERS' TRYON CENTER PROJECT AS IT IS CURRENTLY PROPOSED FOR DEVELOPMENT

Whereas: Quadriad Realty Partners LLC ("Quadriad") proposes to develop a mixed-use project called Tryon Center (the "Project") on two sites located at Broadway and West 190<sup>th</sup> Street. Phase I is located on the east side of Broadway, at the southeast corner of Fairview Avenue. Phase 2 is located on the west side of Broadway, at the southwest corner of West 190<sup>th</sup> Street. The Project includes residential, community facility and retail uses as well as, in one of two development approaches, additional public amenities. Since January 2011 Quadriad presented the Project to the Land Use Committee on multiple occasions as well as to the Parks and Cultural Affairs Committee, the Health and Environment Committee, the Housing and Human Services Committee and the Traffic and Transportation Committee; and

Whereas: Quadriad presented two development scenarios for the Project – an as-of-right development scenario and its "New Strategy" development scenario, which it prefers. Under the as-of-right scenario, the Project would be constructed in conformance with the R7-2 zoning of the sites. R7-2 zoning allows for a maximum residential density, floor-area ratio ("FAR") of 3.44 to 4 and a maximum community facility FAR of 6.5. R7-2 zoning does not include any height restrictions; so long as a building does not break the sky-exposure plane, it can be as tall as it is practical to build. Under the New Strategy proposal, the Project would not be built in conformance with the current zoning of the sites but rather under new zoning that is approximately 2.5 times the density currently permitted. In exchange for the significant density increase, 30% of the units in the Project would be permanently "affordable" at three different household income tiers. The additional market rate units permitted by the increased density would pay for the development of the affordable units and for public amenities; and

Whereas: The building originally proposed under the as-of-right scenario on the east side of Broadway would be 28 stories tall and contains 216 units of market-rate housing in addition to community facility space, general retail space and below-grade parking. The buildings originally proposed under the New Strategy scenario initially ranged from 33 to 45 stories but were reduced to a range of 23 to 40 stories. Phase 1 of the New Strategy development scenario includes 652 residential units, of which 454 are market rate and 198 are affordable units. Of the 198 affordable units 66 (1/3) are affordable to households with incomes up to 60% of area median income (AMI) for the New York City metropolitan area (approximately \$48,120 for a family of four), 66 (1/3) are affordable to households with incomes up to 120% AMI, (approximately \$96,240 for a family of four) and 66 (1/3) are affordable to households with incomes up to 180% AMI (approximately \$144,360 for a family of four). The New Strategy scenario also includes community facility space, a below-grade garage with 618 parking spaces, a significant addition, including new escalators and elevators, to the existing tunnel from Broadway to the 191<sup>st</sup> Street #1 subway station, new open space, community and general retail stores and modifications to Gorman Park. The build program for Phase 2 of the Project has not been finalized; and

Whereas: The New Strategy FAR originally proposed by Quadriad was 13.75. Quadriad reduced the FAR for the New Strategy scenario to 11.65 and then to 10 - equivalent to R10 zoning. The reduced New Strategy zoning remains 2.5 times (250%) the maximum residential density allowed under the site's current R7-2; and

- Whereas: The aforementioned committees of Community Board 12-Manhattan ("CB12-M") and members of the public raised many questions and concerns about the Project, in particular the New Strategy scenarios, including but not limited to those related to its height and density, its design, its affordability to local residents, the mechanism by which permanent affordability would be enforced, the Project's environmental impacts, its impact on the views, light and air of residents in surrounding buildings, the potential effect of the construction on the structural integrity of those buildings, how the Project will be financed, why the developer rejects the use of public-sector housing finance programs, its impacts on infrastructure including utilities and public transportation and the rationale for making the tunnel to the subway station accessible when the station is not accessible; and
- Whereas: The CB12-M committees and members of the public also noted that the unit mix and unit sizes proposed by Quadriad are not consistent with the community's need for family-size units. They also noted that the AMI in Washington Heights and Inwood is roughly half the city-wide AMI and therefore the income levels targeted by Quadriad for the Project's affordable units are too high; and
- Whereas: The CB12-M committees and members of the public expressed support, on more than one occasion, for new development that is sensitive to and contextual with the existing urban fabric within which the new development is to occur. The Land Use Committee also noted on more than one occasion that CB12-M and the City College Architecture Center undertook a district-wide neighborhood planning study for Washington Heights and Inwood that was shared with the Department of City Planning, the Office of the Manhattan Borough President and the City Council. The committee stated that recommendations contained in the study included pursuing contextual zoning and the designation of historic districts to help create a land use regulatory framework that preserves the current scale and character of Washington Heights and Inwood and guides the design and density of new development; and
- Whereas: Quadriad has stated that it favors the New Strategy development scenario despite the above-mentioned concerns. At the July 6, 2011 meeting of the Land Use Committee, Quadriad advised that it will submit a ULURP application to the NYC Department of City Planning in October 2011 to request various modifications to the current zoning in order to facilitate the development of the Project under the New Strategy zoning scenario; and
- Whereas: CB12-M wants to go on record, with Quadriad and with the offices of City government that must consider the impending ULURP application, with its comments and concerns related to the Project; now, therefore, be it
- Resolved: Community Board 12-Manhattan opposes Quadriad Realty Partners' Tryon Center project as it is currently proposed for development. Community Board 12-Manhattan recommends that Quadriad:
1. Reduce the overall density and build program for the Project and in particular reduce the amount of community facility and retail space included in the build program.
  2. Reduce proposed building heights.
  3. Revise the design approach so that the new buildings are based on contextual zoning building prototypes, such as those outlined in the NYC Department of City Planning Zoning Handbook. The design approach can modify these contextual building prototypes to adjust for site-specific conditions.
  4. Give more attention to the design of the as-of-right development scenario, perhaps using it as the basis for developing an appropriate site-specific contextual building prototype.

5. Provide more family-size units by creating a residential unit mix in which at least 50% of the units are two-bedroom units or larger.
6. Use Washington Heights and Inwood household income data, not citywide household income data, as the basis for determining the proposed income tiers of the Project's affordable units; based on the 2006-2008 American Community Survey 3-Year Estimates published by the Department of City Planning in November 2009, which reported the median household income in Community District 12M to be \$36,345, the three income tiers would be as follows: Level 1 (up to 60% MHI) - \$21,807, Level 2 (up to 120% MHI) - \$43,614 and Level 3 (up to 180% MHI) - \$65,421.
7. Change the plan so that the affordable units constitute at least 50% of the project.
8. Consider how existing public sector housing finance programs can be used to reduce the reliance of the Project on increased zoning to finance the creation the affordable units.
9. Arrange with N.Y. State Homes and Community Renewal for the affordable units to be included in the rent stabilization system on a permanent basis so that there would be an enforceable mechanism to regulate rent increases and the tenants' right to renewal leases, and agree not to utilize any legal provisions to deregulate these apartments.
10. Arrange for an independent firm, hired in consultation with Community Board 12, to prepare a full Environmental Impact Statement to consider all the potential impacts on the community, including but not limited to the potential impact of construction on the structural stability of neighboring buildings; the impact of the project on infrastructure such as the gas, electrical and water lines; the local schools; traffic and the local subway stations.
11. Limit the scope of modifications to the existing tunnel from Broadway to the 191<sup>st</sup> Street subway station on the #1 line to the work needed to make it accessible and aesthetically upgraded.
12. Further consult with Community Board 12-Manhattan and community residents to determine what public amenities are needed and desired in exchange for any proposed density increase or bonus.

Be It Further

Resolved: Community Board 12-Manhattan urges the Department of City Planning, the Office of the Manhattan Borough President, the City Council and the Office of the Mayor to support, reinforce and be guided by the above-referenced recommendations in all of their considerations and deliberations with respect to this proposed project.

**The resolution was passed by the following votes:**

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

**Health & Environment**

Committee Members	8	0	0
Public Member	1	0	0
Members of the Public	4	1	1

**Housing & Human Services**

Committee Members	4	0	0
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## Minutes for Parks & Cultural Affairs Committee Meeting September 6, 2011

**Committee members present:** Elizabeth Lorris Ritter, David Kach, Michael Diaz, Mitchell Glenn, Richard Lewis, Harlan Pruden, Zead Ramadan. **Other CB12 Members Present:** Cheryl Pahaham. **Guests:** Tracey Eberhart, Amy Gavaris-NYRP, Jared Vazales-NYRP, Yvi McEvilly-NYRP, Jennifer Hoppa-Parks Dept, Gloria Pazmino-Manhattan Times, Yvana Lozano, Kim Matthews, Peggy Quisenberry, Daniel Spahr, Christopher Villano-Manhattan River Group, Jerald Tenenbaum-Manhattan River Group, Josh Rosen, Jerry Culligan, Euna Lee.

### **Welcome & Opening Remarks by Elizabeth Lorris Ritter. News & Updates:**

- Total of 40 trees in northern Manhattan parks were significantly damaged or uprooted in last week's storms. (Hurricane Irene, Tropical Storm Lee.)
- Hispanic Society Renovation – received funding from Spanish Government this year. Based on a prior resolution of the full Board, CB12 wrote a letter of renewed support for this project for a grant from the NYS Office of Parks, Recreation & Historic Preservation.

**Dyckman Marina Update:** By 7:15pm there was no one present from Dyckman Marina to give an update. A community member asked why this agenda item has added and removed from the agenda so many times. A: The process of adding water, sewer and gas lines to this facility included a lengthy permitting process through several City and State agencies. Several times the Dyckman River Group was offered the opportunity to attend and provide an update, but there was no substantive update other than that the permitting approvals were working their way through the process, so this information was conveyed. The principals requested to be on the agenda in June, but the agenda was full.

By 7:25pm, the Principals of Manhattan River Group ("MRG"), Josh Rosen, Jerald Tenenbaum and Christopher Villano, arrived. They gave a brief presentation and answered many questions:

- All the required permits for the sewer, gas and water connection has been obtained; the site will be "on the grid" shortly.
- Ground breaking in 6-8 weeks; the goal is to get the foundation and walls up the winter.
- The kitchen will be a build-out of 3000 square feet, and will have water, gas and sewer hook-ups and refrigeration units. There will be a 4500 s/f area with a bar and a canopy cover. It will include a full-service restaurant. There will be an additional area at the southern end of the property with self-service with the possibility of table service is the demand warrants it.
- They are exploring a relationship with a local parking garage to offer valet service.
- The operating season for the restaurant/bars will be May through October. Mooring and slip usage will be year-round. Mooring costs will include dingy storage and a security gate and if enough usage and a 24-hr security guard.
- Foods will include seafood, sandwiches, tapas and hamburgers priced between \$9-11, and will also have an Iberian flavor.

- Attention is given to lightening environmental impact and reducing trash, so disposables will feature high post-consumer-waste content, and food will be served on reusable paella pans with a disposable parchment. Emphasis is on keeping items out of the waste stream, since very little bio-degrades once it enters a landfill. Also looking to recycling and repurposing where possible, for example reclaiming wood from the old dock and using it as siding in the new building.
- Looking to partner with a third party company to offer such water activities as sailing, fishing and excursions.
- Marina might not be open next summer due to NYS regulations to protect spawning fish on the River between October and June.
- They anticipate being able to place 200-300 moorings, many more than at 79<sup>th</sup> St., because the sheltered area is so much larger; they doubt it will fill up. The dock had to be the same size as existing dock and will be assigned on a first-come, first-served basis. (NYC prohibits preferential treatment or set-asides.) Pricing: \$150/foot for slips; mooring, \$2k/season. Kayak/canoe/shell storage unit may be housed behind the hut and alongside the fence.
- Human-powered small craft, sailboats, and in-board and out-board motor boats will be allowed, but not jet-skis. There will be limited launching available (for a fee) during the operating season.
- Email [info@dyckmanlanding.com](mailto:info@dyckmanlanding.com) or visit [www.dyckmanlanding.com](http://www.dyckmanlanding.com) for more info and to get on the waiting list for moorings, docking and storage.
- With regard to community engagement, MRG vowed their continued support for the nearby community garden, upland (north) parkland, exploring relationship with local artists for showings (including NoMAA), and perhaps a farmers market.
- MRG also has been in contact with the US Coast Guard Auxiliary.

#### **NY Restoration Project Sherman Creek Park Site Improvements – Phase I Preliminary Review:**

The project is located at the Harlem River's edge, at the eastern terminus of Dyckman Street. Parks Department did a significant clean up of the area after EDC determined that all of the existing structures were not sound and posed a hazard. The intent of this project is to make this piece of land publicly accessible and restore it to community use.

Phase 1, end a proposed end date of 2013, is to restore boat launch, which is currently falling apart and with its current footprint is only usable at high tide. Funding is \$950k funding from the NYNJ Port Authority.

Immediate and long term goals for site:

- Site clean up, stabilization and removal of degrading wood decks and structures to daylight shoreline edge
- Restore native plant palette and improve wildlife habitat
- Create public open space for education and community activities
- Link restored open space to Sherman Creek Park sites to the north and south
- Restore and maintain existing boat launch for public use

- Provide vehicular accessible pathways for kayak/canoe/row loading/unloading
- Expand site amenities to accommodate rental space and on-site storage

**Phase I: Shoreline stabilization**

Vehicular access loop while maintaining green belt access and integrity.

Maintain & restore launch (human-powered boats only, e.g., kayaks, canoes, shells)

**Phase II: Expand kayak and canoe (to hold 24 crafts) storage**

Add two 30' x 10' storage containers

Boat launch expansion (pending permits)

Although not currently funded, the stage is set for Phase II by the completion of Phase I. Currently, most of site's surface is concrete and/or asphalt covered by a small amount of top soil and debris. The project will remove the chain link fence on the northern side of the lot. Boat launch will be constructed of cellular concrete revetment. The loop/drive will be asphalt. The park will be ADA accessible to Swindlers Cove. It was suggested the Committee work with the Traffic & Transportation Committee jointly to explore the issues of access and utilization of this surrounding traffic patterns, particularly as they relate to the looped road behind PS5.

There was some concern that a redesign of the space might make it attractive as a hang-out and negative use. The project design explored the possibility of re-installing the fence to discourage this type of usage, but determined that was not the way to go. Instead, it was noted that space is currently assessable and it is unsafe. Cleaning it up will address the safety issues and perhaps will instill greater civic pride that counter this possible usage. Prior projects elsewhere in the City and CD12 fairly consistently have shown that making a public area safe and attractive reduces crime by increasing legitimate usage.

The Committee unanimously approved (6 votes) a resolution supporting the plan as presented; members of the public voted in favor, 4-0-2.

**Peter J. Sharpe Boat House:** There are some outstanding legal issues with the current operator, the final resolution of which is believed to be imminent. NYRP anticipates installation of new management organization, Row NY, soon. Row NY was described as operating "top notch" youth programs, and having an excellent track record for community involvement. They currently operate the boathouse in Flushing Meadows Park in Queens.

**Capital & Expense Priorities for 2012-13:** Water service for Isham has been funded and currently is in design, so that can be removed from the list of FY '12 capital requests and moved to continuing support. Based on discussions over the past year, add the following items:

- Phase 2 of Sherman Creek
- Bathrooms for Inwood Hill Park Peninsula that are ADA accessible
- Emerson Park ADA accessible bathrooms

The Committee will discuss and rank budget priorities at its next meeting, on October 4<sup>th</sup>.

**New Business:**

Inwood Hill Park Tennis Courts – Funding for renovation of all 9 courts was secured. Work due to begin Oct. 9, 2011. However, tennis players have brought up the issue of space behind the line needs to 18” to be USTA compliant. Jennifer Hoppa: At the 6 public meetings it was clear that the community did not want to lose any the courts. However, because the existing courts are lined by trees, making the extension impossible because of city ordinance on tree removal, the courts are also on two different elevations and the basketball courts are on yet another elevation. The conclusion is the Parks Department is revisiting the design of this project.

Park Signage: Signs in Inwood Hill Park at one time were open for community member to post items. Those open boards were replaced with lock and key Plexiglas cover signs that are now inaccessible for community members to post. The community bulletin boards on W. 187<sup>th</sup> Street (corner of Ft. Washington Ave.) were suggested as a model for a public usage.

**Department of Parks & Recreation update on Upcoming Capital Projects:**

- Bennett Park: \$1.2M Phase I renovation; construction start 9/12/11. Improved lawn, seating areas, play areas, historic interpretation and spray shower.
- Juan Bosch Plaza (Highbridge Park at 191st/Amsterdam): \$500k; construction is advancing now. New public gathering space.
- John T. Brush Staircase: (Highbridge Park at 157th/Edgecombe Avenue): \$900k. Historic Staircase to be restored with new seating area.
- J. Hood Wright Park: \$1.6M; construction starting mid-September. Landscape improvements, dog run expansion and reconstruction, new playground safety surface, repair Pinehurst ramp. The HVAC project at the Rec Center likely will begin in October.
- In October, we'll likely see the start of the Inwood Little League Field \$500,000 and perhaps the tennis courts (\$1.3M) if the design issues can be resolved.
- Later this fall, we expect the \$4+M in Greenway improvements at Dyckman Street, Dyckman Fields and along the Hudson River.

No significant items in the mail. The meeting adjourned a little after 9:30.

**Parks & Cultural Affairs Committee of Community Board 12, Manhattan**  
**Supporting New York Restoration Project's Sherman Creek waterfront clean-up (Phase I)**  
**September 6, 2011**

- Whereas: the New York Restoration Project ("NYRP") received \$950k funding from the Port Authority of New York & New Jersey to clean-up and restore the Harlem River waterfront in the Sherman Creek area; and
- Whereas: The NYC Department of Parks & Recreation did a significant clean-up of the area located at Dyckman Street's eastern terminus, at the Harlem River's edge, after it was determined that the existing structures were unsound and hazardous, and this project will make this piece of land publicly accessible and restore it to community use; and
- Whereas: NYRP and their design firm, Mathews Nielsen, presented the overall project goals, and conceptual design for Phase I of the project at the September 6<sup>th</sup> meeting of Community Board 12, Manhattan's Parks & Cultural Affairs Committee; and
- Whereas: Immediate and long term goals for site include:
- Site clean-up, stabilization and removal of degrading wood decks and structures
  - Restore native plant palette and improve wildlife habitat
  - Create public open space for education and community activities
  - Link restored open space to Sherman Creek Park sites to the north and south
  - Restore and maintain existing boat launch for public use
  - Provide vehicular accessible pathways for kayak/canoe/row loading/unloading
  - Expand site amenities to accommodate rental space and on-site storage; and
- Whereas: Phase I would be completed by the end of 2013 and includes shoreline stabilization, vehicular access loop behind PS 5 while maintaining greenway access and integrity, and restoring and maintaining a launch for human-powered boats (e.g, kayaks, canoes, rowing shells); and Phase II, while not yet funded, includes expanding kayak and canoe storage (to hold 24 crafts), adding two 30' x 10' storage containers, and expanding the launch expansion; and
- Resolved: Community Board 12, Manhattan supports the plan presented by NYRP and encourages NYC's Public Design Commission to approve the preliminary plan; and be it further
- Resolved: Community Board 12, Manhattan encourages the NYC Department of Transportation to work with the Board to explore the issues of access and utilization of surrounding traffic patterns, particularly as they relate to the looped road behind PS5; and be it further
- Resolved: Community Board 12, Manhattan calls upon state, local and federal officials additionally to fund the project so as to complete Phase II.

Passed unanimously by the Committee (6 votes) and by members of the public, 4-0-2.

Committee for the Concerns for Aging  
At Community Board Office  
September 13, 2011

Committee Members Present  
Gloria Vanterpool, Chair  
Edgard Nau, Asst. Chair  
Betty Lehmann

Public Member  
Norma De Candido

Guests: Ginia Addeo, Gabriela Hernandez

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Meeting convened at 10; 10AM by Chairperson

Warm welcome was extended to all and those present introduced themselves. This was the first meeting after the summer break and the chairperson mentioned that she attended an advisory meeting later in June at ARC XVI, one of our community senior centers. She shared with the seniors at that meeting information from the active committees within our board. One of the seniors asked for assistance with a sewage problem existing in her neighborhood. This problem will be discussed with the District Manager for a resolution.

Healthy Home, Healthy Seniors Research Study

This study began in May 2010 in collaboration with a community partner XVII (ARC) and funding from the Dept. of Housing and Urban Development. An advisory board made up of city government agencies, community organizations provides on-going support and advice to the project. Our chairperson sits on this committee. Focus groups have been conducted in order to include the views and opinions of seniors from the community in the study design. Research assistants used a safety survey as they visit with seniors to identify hazards in each apartment. They were able to correct many of the hazards that were discovered at the time of the visit. Examples of things that could be fixed on the spot included smoke alarms and night light installations, slip proof mats in bathtubs. Any safety problems that could not be immediately addressed at the time of the visit were placed on a work order and followed up with building superintendent and landlords by the study team.

Currently, follow up visits are being conducted with all participants to insure that work orders are completed. Once the study is complete, the results will be shared with all of the seniors who participated as well as with relevant agencies, organizations and the public.

Transportation Grant

ARC XVI Senior center has received a grant to provide Door through Door transportation services to seniors living northern Manhattan from West 110<sup>th</sup> St. to West 220<sup>th</sup> St. River to River. This type of service responds to special needs. It is well known that those seniors living independently would require assisted living or nursing homes if this were not available to them. This service provides more freedom and independence for seniors who use them and lessens the stress for caregivers as well.

This grant will provide:

Travel safety training for seniors

Trip Planning training for seniors

Creating and maintaining a Transportation Directory for distribution to seniors throughout Northern Manhattan Community Board 9, 10, 11 12 and community offices, web sites, elected Officials offices, clinics, Hospitals, churches and other notices.

Round trip door-to-door transportation

This service will be available to the mobility impaired/disabled community aged 55 and older. For more information, call 212 568 3030

#### Safe Street

Two community meetings were held in Washington Heights /Inwood introducing the new 34<sup>th</sup> Precinct new commander, Deputy Inspector Barry Buzzetti. At those meetings it was made clear that people wanted to see more cops in their uptown neighborhoods. Buzzetti listened as residents discussed everything from the alleged rape by a cop in Inwood to the murder of an 18 year old in Washington Heights. He expressed true understanding of the seriousness of these issues and promised to place cops who had been performing clerical duties at the stationhouse to move out on patrol. It was requested that more cops are needed in our community. Buzzetti assured the Elected Officials , Espaillat , Ydanis Rodriquez and R. Jackson that he will work with the community that our needs will be met. More cops were visible on the streets on the days following the meeting. Hopefully this will continue

#### Capital Bud gets Priorities

Last year budget sheets were distributed and it was agreed that the committee would review and share recommendations with the chairperson in preparation for our Budget Forum in October.

Note: An item discussing the program operation of one of our senior centers was discussed and the chairperson will follow up on this request with the director of the senior center.

A vote was entered to end the meeting and meeting was adjourned at 11:20 am . Next meeting is scheduled on Oct 11<sup>th</sup> at Community Board Office

## HEALTH & ENVIRONMENT COMMITTEE MINUTES – September 8, 2011

**COMMITTEE MEMBERS PRESENT:** Steve Simon (Chair), James Amodeo, Isaiah Bing, David Kach, Elizabeth Lehmann, Helen Morik, Edgard Nau, Raybblin Vargas, Beatrice Hall (Public Member)

**GUESTS:** Debra Klaber, Wanda Collado and Judy Nunez, Yum Fresh Food; Gisselle Mejia, City Harvest; Rita Gorman, Northern Manhattan Neighborhood Coalition; Bill Wagner, Paul Rubenfarb, Justin Segal, local residents; Gloria Pazmino, Manhattan Times.

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I. Bing, assistant chair, called the meeting to order at 7:10 p.m. at the N.Y.S. Psychiatric Institute building, 40 Haven Ave. Sam Friedman, of the NYC Department of Health & Mental Hygiene, who was scheduled to give a presentation on the "Take Care New York 2012" Health Agenda, was not present.

**1. YUM Fresh Food Program** – Debra Klaber said this program is based at the Isabella Geriatric Center and is co-sponsored by GrowNYC, which operates the greenmarkets throughout the city. It is available to people who live and work in northern Manhattan and is needed because our area is a "fresh food desert." Only a quarter of the stores selling food offer fresh produce. YUM started about a year ago and has so far delivered 1100 bundles of food: a "small" bag of seasonal fruits and/or vegetables is \$12, a large bag (family size) is \$20. It's a year-round program. There are five distribution sites: Isabella's coffee shop, 515 Audubon Ave.; Inwood Heights coop, 17 Fort George Hill; Inwood Gardens coop, 45 Fairview Ave.; Isabella Senior Resource Center, 4026 Broadway (169<sup>th</sup> St.) and Community League of the Heights (CLOTH), 509 W. 159<sup>th</sup> St. Looking for a sixth site in Inwood east of the #1 subway. Program is funded by Atlantic Philanthropies and New York Community Trust. For more info or to place an order, call 212-342-YUMM (9866).

S. Simon, chair, arrived at this point and suggested that the committee move to a better meeting space on the lower level of the Hammer Health Sciences Building next to the Community Board 12 office. The committee members and guests walked across the street and after a few minutes the meeting resumed.

**2. City Harvest** – Gisselle Mejia, the Community Development Coordinator of this citywide organization ("a food rescue program"), spoke about its Healthy Neighborhood Initiative, which involves the free distribution of produce. It is expected to begin at the Dyckman Senior Center, 3754 Tenth Ave., in late September/early October and will be there twice a month on a Saturday and a weekday. City Harvest currently works with YUM and several food pantries in our area, including CLOTH and the Helping Hands pantry in Inwood. It plans to work with community leaders to conduct a community food assessment over a six-month period ending in February. S. Simon said the committee would be happy to work with her and invited her back to report on the findings.

**3. Resolution on Quadriad's proposed large-scale development** – The committee discussed the resolution passed by the Land Use Committee the night before in opposition to the Quadriad project planned for Broadway/Fairview Avenue and W. 190<sup>th</sup> St., now being called "Tryon Center." S. Simon stated that Wayne Benjamin, chair of Land Use, had agreed to include an amendment calling for at least 50% affordable units in the project.

There was extensive discussion about the project, its potential implications for the community and misrepresentations made by Quadriad's president to the board, especially his claims that the project would include a "family health-care facility to be established in conjunction with NY-Presbyterian Hospital" and that he has control of the entire site on the east side of Broadway. He also has failed to provide the board with answers to various questions on environmental issues submitted to him by the Land Use committee in February and a copy of the lease he said he gives to tenants in his Brooklyn project that supposedly has a provision guaranteeing "affordable" rents – both of which he has promised to give the board on more than one occasion. He also gave us an incomplete and useless "shadow study."

It was pointed out that under Quadriad's latest plan, the zoning bonus it will be requesting would allow for the construction of 223 market-rate units (for a total of 400), which would be more than the 171 "affordable" units it would build as a result of the bonus. Another document recently sent to the board states that Quadriad plans to transfer ownership of the project to an unnamed community group and that tenants in the "affordable" units would be subject to annual income checks and not have status as standard rent stabilized tenants.

I. Bing: State Senator Espailat received a report from Con Edison on the cause of the blackout in the W. 187<sup>th</sup> Street area in early summer. (He will ask for a copy.) There were a couple of transformer failures in that area during the summer. 100-year-old electrical lines cannot support this project. The garage on the west side is located on a brownfield. No blasting would be allowed there. It's the wrong spot for a high-rise.

Committee members and guests suggested a few other changes to the Land Use reso: #10 in the Resolved clause should include the impact on local schools, traffic and subway congestion; #6 should spell out the specific income levels relevant to this community.

Vargas/Kach: move that the resolution be adopted with the changes indicated above. The resolution was passed by the following vote: Committee Members 8-0-0, Public Member 1-0-0, Members of the Public 4-1-1.

**4. New York-Presbyterian Hospital Report – Helen Morik, Vice President – Government & Community Affairs, NYPH, reported on the following:**

- Taxi Drivers Health Fair – NYPH to hold 7<sup>th</sup> annual free event on Sept. 17 at Audubon Ave. & W. 166<sup>th</sup> Street. Open to taxi/livery drivers and their families since most drivers have no health insurance. It's been very successful. 400 drivers come every year. Screenings for prostate cancer, blood pressure, cholesterol, vision tests, etc. We provide glasses. Drivers are signed up for Medicaid and Family Health Plus. NYPH also does annual health fairs for hair salon and bodega workers, and will be doing a new one for artists, writers and musicians in conjunction with NOMAA. S. Simon praised NYPH for undertaking this precedent-setting initiative to provide health services to the uninsured.
- The city funding for the school-based clinic at the Thurgood Marshall Academy on W. 135<sup>th</sup> Street has been cut, and it will be closing.
- Also as a result of budget cuts, NYPH will be closing a few of the school-based mental health clinics. No decision has been made yet regarding how many or which of the clinics will close. Looking for places with the fewest users and therefore the least impact. Kids will be able to use a clinic at another school. Will have more info for next month's meeting.

**5. Initial Discussion of FY 2012-2013 Budget Priorities –** The committee reviewed the 10 expense budget priorities and four capital budget priorities it ranked last year. Updated information will be requested for some of the items to determine if they still should be listed. Vargas: we should look into what is needed to prevent another explosion at the North River sewage treatment plant. Bing: DEP issued an incident report on the explosion. He will ask Senator Espailat's office for a copy.

**6. Old Business –** Update on Brownfield Cleanup site, 4566 Broadway: S. Simon reported that he spoke to the project manager at the NYS Dept. of Environmental Conservation for the remedial investigation, who told him that no hazards were found in the four nearby buildings on Nagle Ave. and no mitigation will be required. NYS DOH is currently evaluating the results. Hope to have the report by our next meeting.

**7. New Business –** I. Bing reported that he received a copy of a Public Service Commission policy statement on regulatory policies regarding "smart grid" systems and modernization of the electric grid. He will review the report and report back at the next meeting. He has been attending the hearings; his main concern is that there should be a better system and Con Ed should pay for it, not the ratepayers.

**8. Announcements –** E. Lehmann, Director of Marketing and Communications: Isabella is holding an open house on Sept. 17 at Isabella House, its 77-unit independent senior living residence at 525 Audubon Ave. There are a couple of vacancies, never had them before. Two meals daily, utilities, cable TV, activities, 24-hour security provided. Social worker available. Studio apartments - \$2000/month. 1-bedrooms starting at \$2300/month.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted, Steve Simon

**HOUSING & HUMAN SERVICES - MINUTES**  
**September 8, 2010**

<b>COMMITTEE MEMBERS PRESENT</b>	<b>COMMITTEE MEMBERS ABSENT</b>	<b>BOARD MEMBER</b>
George Fernandez, Chair	Carol Mulligan	
Melanie Hidalgo	Mireya Cruz Díaz	
Alyce Smith		
Gabriela Rosa		
<b>Public Member:</b>	Anthony Parsons	
<b>Staff member:</b> Frances Escano's		

**Guests:** Carlos Infante Child Support Enforcement Unit and Community Outreach

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Meeting convened at 7:10 pm by Chair, George, Fernandez, III,

George Fernandez chair of HHS began meeting by welcoming everyone back from their summer break. Chair went on to read the agenda. Chair than introduced Carlos Infante from the New York City Child Support Enforcement Unit.

- Mr. Infante went on to report that ever since welfare reform; and the creation of the Office of Child Support Enforcement Unit, that custodial and non custodial parents must comply with child support court orders.
- Parents who are non-compliant with child support orders; the enforcement unit will do their best to locate the parents. This is done through court investigators.
- Mr. Infante spoke about a program through the child support enforcement unit; where a parent who has a drivers license that has been suspended because of areas owed and who are on Public assistance can report to 151 Broadway on the fifth floor and show there Medicaid card and the suspension will be lifted, with the expectation that the parent will become employed with license in order to support their children. He went on to make reference that parents can get paternity testing done for \$ 30.50.
- Mr. Infante mentioned that the Bronx and Northern Manhattan have a high rate of non compliance amongst non custodial; who owe large areas of unpaid child support. He also talked about the amount a non custodial parent needs to pay for child support, highlighting 17% for 1 child and 34 percent for 2 children.
- Alyce Smith HHS member raised a discussion about grandparents raising the children of their children and how grandparents can get help .Mr. Infante encouraged committee members to give out the information and that his office would assist the grandparents.
- Mr. Infante would like to partner up with CB12M and local CBO's to provide an on going out reach for the residents of CB12M, so they may learn more about child support. More information on child support services can be found at the board office.

- Committee went on to discuss committee budget ranking for fiscal year 2012-2013. Chair explained the purposes of the budget process. Members reviewed last year's rankings. Committee adjourned discussion and will resume in October Monthly meeting to finalize HHS budget rankings. CBOS and the public have been invited to attend.
- HHS committee will be utilizing HHS survey, which was designed to capture information from CB12M residents about HHS needs; and will be helpful for future budget discussions. Ms Gabriela Rosa has volunteered to translate survey into Spanish. The HHS committee decided to go out on October 1, 2011; we will be meeting at Dyckman train station at 10:30 am and will be out until about 1:30 pm.
- Committee went on to discuss HHS agenda for the next several months, the committee presented ideas about putting together a local community resource event in order to bring human service providers together to inform the community of what programs are still around.
- A resolution was presented to HHS from the land use committee on Quadriad Realty Partners Tyron Center; where it seeks to as it currently proposed development. The resolution passed in committee 4-0-0. Members if the committee feels the project does not have enough affordable housing and that the Ami is unreasonable to community for it does not tale into account local AMI but that of the NYC Metropolitan area; which does not reflect CB12M

Meet was adjourned at 9: 33 pm

Respectfully Submitted by,

*George Fernandez*, Chair  
Housing and Human Services  
CB12 Manhattan

**Minutes of the Public Safety Committee**  
**Wednesday, September 7<sup>th</sup>, 2011 (held at-40 Haven Avenue – Atrium).**  
**Meeting convened at 7:15pm and concluded at 9:30pm.**

**Attendees:**

**Committee Members (4):** Robert Reynolds (Acting Chair and Convener), Michael Diaz, Richard Lewis, Dr. Michel Mowatt-Wynn (Public Member).

**Community Board #12 Members (2):** Pamela Palanque-North (Manhattan CB#12 - Chair). George Espinal.

**Absentees (5):** Frank Alvarez, George Cruz, William T. Devlin, Angelo Ortiz, Carole Mulligan

**Invited Guests/Public Officials (5):** Captain Barry Buzzetti (Commanding Officer NYPD 34<sup>th</sup> Precinct), Captain Brian M. Mullen (Commanding Officer NYPD 33<sup>rd</sup> Precinct), Joselinne Minaya (Community Affairs – Manhattan District Attorney Office), Guillermo Linares (Assemblyman -72nd AD).

**Public Walk-ins (5):** Sherry Mazzocchi, Irving Burbano, Christian Perez (Community Affairs - NYPD 34<sup>th</sup> Precinct), Sarah McNaughton, Ines Perez.

**Staff:** Frances Escano.

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**Call to Order.** The meeting was called to order by Acting Committee Chair Robert Reynolds who presented the evening's agenda, asked everyone present to introduce themselves and their affiliations if any, and requested all attendees to sign in. As is customary updates and reports from law enforcement officials present from both NYPD precincts and the Manhattan District Attorney's Office will be given first.

**Updates from the 34<sup>th</sup> Precinct.**

Captain Barry Buzzetti began his presentation by first highlighting a noticeable increase in burglaries in the precinct's boundaries. He indicated that these were all fire escape break-ins and discussed how they were being addressed. He outlined several ongoing strategies: roof patrols, auxiliary police patrols, crime prevention literature and tenant education, etc. He then discussed the recent police involved shooting that took place on September 6<sup>th</sup> on Post Avenue, just off Dyckman Street. He was limited by what he could say because this was an ongoing investigation, but stated the facts that he had upon information and belief and without making any judgment calls on the incident.

He stated that "a plainclothes police officer while trying to make an arrest and was met with resistance from a person trying to resist arrest." The plainclothes officer was alone and on duty at the time. There were size differences between the two and after several minutes during this physical altercation a second party came from behind and grabbed the officer. After a two minute struggled with this second party the police officer fired one shot from his weapon that entered the torso of this individual, who later died in Harlem Hospital.

The commander indicated that an exhaustive investigation was underway. He stated that this was a standard procedure anytime a police officer discharges even one shot. This investigation involves all the executive staff, all precincts north of 59<sup>th</sup> Street in Manhattan, the District Attorney's Office, Internal Affairs, and the crime scene unit and any ancillary unit as needed. An evaluation of the appropriate force used by the police involved will be determined and any and all resources that might shed some light on this matter will also be initiated. This investigation will continue until a final determination is made (most often by a grand jury decision). He concluded his remarks on this matter by saying that the precinct will continue to vigorously make arrests for drugs in accordance to the law since drugs are still the motivation for most of the crimes in the precinct.

**Updates from the 33<sup>rd</sup> Precinct.**

Captain Brian Mullen indicated that there was a 1% decrease in crime year to date in the 33<sup>rd</sup> precinct and a 2%

decline in the month of August, 2011. He discussed in detail the three murders in the precinct's boundaries that took place in the past month. They were all stabbing deaths.

One person killed two elderly tenants in the building where all of them lived. He is still incarcerated and will not be released soon. Another incident was the stabbing death of one teen by another teen who was promptly arrested. He was remanded without bail.

Robberies are on the increase in Sector Adam (that runs from West 155<sup>th</sup> Street to West 168<sup>th</sup> Street). There seems to be two patterns. One involves three or four individuals who prey upon victims walking by themselves as they exit subways. Such an incident occurred around 6:30 AM when a victim was attacked from behind upon walking from the street on West 163<sup>rd</sup> St. The other pattern involves burglary arrests for fire escape break-ins for electronics or snatching these items that are sold to bodegas, barbershops, hardware, and other stores to buy youth type items, e.g. sneakers. To combat this increase in crime the precinct has been assigned more Borough of Manhattan Task Force officers to patrol crime areas in the late night and early morning shifts. This will augment the precinct's first patrol tour hours during the 12 midnight to 8AM shift.

Finally, he reported that although overall stolen vehicle crime was down there has been a slight spike in auto theft, particularly of late model NISSAN vans. He claimed some of them were used to transport motor cycles to other locations, but others were vandalized by a big time auto theft crime group. He recounted two vehicles that were stripped and placed on cinder blocks in the Jumel Mansion area. Arrests have been made and very high bail set (around \$25,000). The crime prevention strategy here will be to increase more patrols.

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## CompStat

33rd Precinct

Report Covering the Week 9/5/2011 Through 9/11/2011

	Week to Date			28 Day			Year to Date*			Year	10 Year	18 Year
	2011	2010	% Chg	2011	2010	% Chg	2011	2010	% Chg	% Chg	% Chg	% Chg
										(2001)	(1993)	(1993)
Murder	0	0	***.†	3	0	***.†	4	3	33.3	33.3	-33.3	***.†
Rape	1	0	***.†	3	0	***.†	22	10	120.0	83.3	100.0	***.†
Robbery	2	3	-33.3	13	10	30.0	163	158	3.2	8.7	-16.0	***.†
Fel. Assault	1	3	-66.7	13	10	30.0	119	127	-6.3	-9.2	-46.4	***.†
Burglary	2	0	***.†	11	10	10.0	85	69	23.2	41.7	-36.1	***.†
Gr. Larceny	5	3	66.7	15	22	-31.8	159	183	-13.1	1.9	10.4	***.†
G.L.A.	1	1	0.0	5	6	-16.7	42	47	-10.6	-14.3	-68.7	***.†
<b>TOTAL</b>	<b>12</b>	<b>10</b>	<b>20.00</b>	<b>63</b>	<b>58</b>	<b>8.62</b>	<b>594</b>	<b>597</b>	<b>-0.50</b>	<b>5.88</b>	<b>-29.62</b>	<b>***.†</b>
Petit Larceny	11	12	-8.3	52	49	6.1	363	397	-8.6	-1.1	***.†	***.†
Misd. Assault	8	5	60.0	26	34	-23.5	334	339	-1.5	6.7	***.†	***.†
Misd. Sex Crimes	1	1	0.0	3	2	50.0	9	20	-55.0	-55.0	***.†	***.†

Volume 18 Number 36

## CompStat

34th Precinct

Report Covering the Week 9/5/2011 Through 9/11/2011

	Week to Date			28 Day			Year to Date*			Year	10 Year	18 Year
	2011	2010	% Chg	2011	2010	% Chg	2011	2010	% Chg	% Chg	% Chg	% Chg
										(2001)	(1993)	(1993)
Murder	0	0	***.†	0	0	***.†	7	2	250.0	600.0	16.7	-84.4
Rape	1	0	***.†	2	0	***.†	16	12	33.3	45.5	-30.4	-75.4
Robbery	2	5	-60.0	15	25	-40.0	187	185	1.1	12.7	-15.8	-81.9
Fel. Assault	3	4	-25.0	19	18	5.6	166	150	10.7	16.9	-12.2	-76.1
Burglary	2	7	-71.4	19	20	-5.0	191	120	59.2	16.5	-29.3	-87.4
Gr. Larceny	10	9	11.1	23	37	-37.8	271	247	9.7	8.4	30.9	-70.5
G.L.A.	1	1	0.0	6	8	-25.0	74	60	23.3	-22.1	-69.2	-94.7
<b>TOTAL</b>	<b>19</b>	<b>26</b>	<b>-26.92</b>	<b>84</b>	<b>108</b>	<b>-22.22</b>	<b>912</b>	<b>776</b>	<b>17.53</b>	<b>10.01</b>	<b>-21.18</b>	<b>-83.92</b>
Petit Larceny	9	4	125.0	44	50	-12.0	435	429	1.4	-16.2	***.†	***.†
Misd. Assault	8	19	-57.9	36	57	-36.8	321	393	-18.3	-11.6	***.†	***.†
Misd. Sex Crimes	0	1	-100.0	2	1	100.0	18	19	-5.3	5.9	***.†	***.†

For more information the full text of the current COMSTAT reports appears at:  
[http://www.nyc.gov/html/nypd/downloads/pdf/crime\\_statistics/cs033pct.pdf](http://www.nyc.gov/html/nypd/downloads/pdf/crime_statistics/cs033pct.pdf) and  
[http://www.nyc.gov/html/nypd/downloads/pdf/crime\\_statistics/cs034pct.pdf](http://www.nyc.gov/html/nypd/downloads/pdf/crime_statistics/cs034pct.pdf)

#### **Updates from the Manhattan DA's Office.**

Joselinne Minaya began her report by outlining the quality of life categories she tracks for Manhattan CB#12. These are Trespass, Drugs, Marijuana, Robberies, Grand Larceny, Domestic Violence, and Criminal Possession of a Weapon. Starting next month she will be tracking burglaries as a new category. These are cases that came to our offices in July and August from the 33<sup>rd</sup> and 34<sup>th</sup> Precincts.

Some 1,174 arrests were made; 585 are pending on the docket for trial and 115 have been sentenced for jail.

Next month is "Domestic Violence Awareness" month and Ms. Minaya invited the Public Safety Committee join her team in participating in this event. New laws have been added to strengthen existing statutes and this has resulted in an increase in prosecutions. The DA Office has formed a Special Victims Bureau, but what is needed are Domestic Violence Center(s) that will serve as an on stop shop for the assessment, treatment, and relocation efforts of domestic violence victims. This proposed center has the support of the Manhattan Borough President's Office.

Several questions were raised at the conclusion of her remarks that can be found in the minutes Q&A section.

#### **Updates from local Precinct Community Council Chairs.**

- Dr. Michael Mowatt-Wynn as President of the 33<sup>rd</sup> Precinct Community Council embarked on a discussion related to on his leadership efforts in preventing illegal vending and illegal activities associated with it in our district. This involves the well establish practice of people selling their personal prescription based medicines that can later be repackaged and sold by pharmaceutical houses out of the country. Today, these meds are primarily HIV drugs and the prime location was West 157 Street number 1 subway station. There was hardly any distinction between legal vendors and drug buyers. So one solution with the help of the Washington Heights Chamber of Commerce was to make an inventory of legal vendors. The results also showed how stores were renting out space in front of their stores.

The second problem needed to be addressed on an ongoing basis was illegal mechanics that used the public streets as their garage and performing car repairs in front of fire hydrants. The difficulty in solving the selling of prescription drugs is prosecution for both buyer and seller. Since there is no direct law citing this as a crime it's falling through the cracks. It's only a misdemeanor and the NYAG office and elected are working to fix this situation. Those arrested are required to do community service for buying these expensive drugs for about 10% of their value and selling them for more to pharmaceutical buyers. These pharmaceutical operations involved know they have high quality and labeled US drugs so that acts as a further incentive to repackage them and sell them out of the country.

It comes out of our pockets as can receive new meds when they claim they were lost or stolen. Chronic abuses they need to report daily to a center to receive their meds. This selling and buying process has developed over the years on the uptown side of West 157<sup>th</sup> Street from 3pm to 6pm. With better enforcement they have moved further east from the Broadway to West 155<sup>th</sup> Street C train station on St. Nicholas Avenue. So the issue is not just buying drugs, but selling them and sending them abroad.

Mr. Mowatt-Wynn announced that the next meeting of the 33<sup>rd</sup> Precinct Community Council will be held on September 21<sup>st</sup> at 630PM. Normally it's the fourth Wednesday of each month save holidays like this month and excluding the summer months and sometimes they are held at special locations other than the precinct on 2707Amersdam Ave. /West 170<sup>th</sup> Street. He extended an invitation to all to attend.

- Next George Espinal, President of the 34<sup>th</sup> Precinct Community Council spoke. He announced certain crime prevention strategies that are being organized in the precinct's boundaries. These include self-defense preparedness classes for women, sponsored by Senator Adriano Espalliat's office and held at undisclosed locations, the establishment of a citizens patrol, and a parks patrol by the Guardian Angels with some funding from local merchants.

On the matter of a citizen patrol he indicated that they would be organized with the help of the precinct community council and he was in touch with other citizen's patrol in Brooklyn and Staten Island for help on implementation.

He mentioned that their Precinct Community Council meetings are held the fourth Wednesday each month at the 34<sup>th</sup> Precinct at 7PM, save holidays and or at special location as is the case this month. The meeting will be held La Puerta Estrecha (The Wide Door) – 151 Sherman Avenue. He extended an invitation to all to attend.

#### **Committee and Attendee Q&A.**

During each of the previous presentation several questions and discussions developed. Pamela Palanque-North asked for a clarification and more detail on the seven year to date deaths reported in 34<sup>th</sup> Precinct. Captain Buzzetti explained that all these deaths should be considered homicides and not murders

*Note: There are legal differences between murder and homicide. The terms murder and homicide are frequently interchanged; however, there is a difference between the two. Homicide is the killing of one person by another. Murder is a form of criminal homicide, where the perpetrator intended to kill the other person, sometimes with premeditation (a plan to kill). Manslaughter is another type of criminal homicide. For more information see: <http://criminal.lawyers.com/felonies/blogs/archives/2977-The-Legal-Difference-between-Murder-Homicide.html> )*

One died last year so that leaves six others to explain. Four of those were stabbings and the other two were shootings. Two of the perpetrators still have not been apprehended and one still has not been identified. The lack of more shooting homicides seems to be related to the fact that people are just not carrying as many firearms as in the past. The shootings are more personal (two of the four were the result of domestic problems). Given these facts it is difficult to address or predict outcomes ahead of time. He envisioned two possible strategies to combat these potential incidents. One is that domestic violence and crime prevention units need to have some kind of intervention tactics. For example, there is a clear need for better situational analysis and even more outreach to households where there is strong evidence that abuse is happening. We emphasized that we need to better recognize the precursors or indicators of planned violence as well.

The second strategy involves the need for more night enforcement. This includes stop-and-frisk procedures. Finally of major concern when we look at homicides and murders are the unintended deaths or innocent bystanders. Given the facts overall homicides in the area are still down.

Still on the subject of domestic violence Robert Reynolds wanted to know how does an individual remove an Order of Protection from his/her record? Joselinne Minaya answered that an Order of Protection issued in Family Court and since a judge issued it can only be lifted or excised from ones' record by a judge.

Ms. Palanque-North inquired about what is being done in law enforcement to protect a vulnerable class of individuals, particularly our immigrant population who may not believe or have information on a support system that protect them? As this may have an affect on both men and women how is this being addressed? Ms Minaya responded that this is being done through the U-VISA program.

**Note:** The purpose of the U visa is give victims of certain crimes temporary legal status and work eligibility in the United States for up to 4 years. There are different requirements that must be satisfied before a U Visa Application can be submitted. The applicant must have suffered substantial physical or mental abuse due to a criminal activity in at least one of the following categories: rape, torture, trafficking, incest, domestic violence, sexual assault, abusive sexual contact, prostitution, sexual exploitation, female genital mutilation, hostage situations, peonage, false imprisonment, involuntary servitude, slave trade, kidnapping, abduction, unlawful criminal restraint, blackmail, extortion, manslaughter, murder, felonious assault, witness tampering, obstruction of justice, perjury or attempt, conspiracy, or solicitation to commit any of the above mentioned crimes. Source: <http://www.usimmigrationsupport.org/visa-u.html>

The District Attorney (DA) signs a document that the person is a victim of a crime or involved in the prosecution of a crime. The DA does not care about your legal status in this country. There is a whole class of under reported crimes related to lack of knowledge about the availability of this kind of legal protection. We need to educate our community and the NYPD about these facts. We also need to have a balance approach about domestic violence since someone may be falsely accused or there may be a false claim of child abuse.

Board and Committee member Richard Lewis commented that there was a recent release of a "Major Crime and Safety Report" where COMSTAT reports were integrated with recent census tracks. The conclusion is that crime is very low compared to other parts of the city. The surprising results show that Northern Manhattan was ranked in the top five as the safest city area in the city. Greenwich Village came out as far. more dangerous. Subsequent reports are available on a low price subscription basis. With Many color coded graphic displays, and graphs the reports and the narrative can be found at: <http://www.dnainfo.com/crime-safety-report>

Gorge Espinal wanted to know what activities by law enforcement are being used to address truancy? Ms Minaya stated that in her agency the Assistant DA's go to all the schools throughout the school year, talk to principals, give presentations on gang violence, cyber bullying, and dating to name a few areas of concern. The PAL and PACT (Partnership Against City Truancy) are two agencies directly associated with truants. They of a place of safe harbor and provide intervention strategies and motivational/self esteem programs to supplement their education. One of the centers is located 441 Manhattan Avenue in central Harlem. For the 33<sup>rd</sup> Precinct, Captain Mullen explained that truancy is handled through a staff sergeant and the School Safety Agents.

#### **NYC Citizens Academy, Explorers Program and the CERT Program.**

There were introductory remarks made about benefits of the NYC Citizens Police Academy for adults and the Explorers Program for youths 14-21 years of age. (Mr. Espinal aged out of the later program). The main goal of these programs is to expose individual of all ages to a positive vision of law enforcement. Both programs emphasize the role of planning, critical thinking and decision making, accomplishment, self esteem, order and discipline in one's life with the police department as a model. There is also a need for more participation in the CERT (Community Emergency Response Team) Program. This involves classroom hours in a 10 to 15 week program of course(s) with the NYC Office of Emergency Management.

#### **Work on the NYC Fiscal Year Budget Request.**

The Public Safety committees as well as other CB #12 Committees have been asked to prioritize what they believe are the critical expense and capital budget needs for our area. This will be consolidated at the October General Meeting and presented to the Mayor's Budget Office. So it was deemed imperative that this "homework" assignment be ready for the next month's Public Safety Committee meeting.

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

Respectfully submitted,  
Richard Lewis

**Youth and Education Committee**  
**Monday, September 12, 2011**  
711 West 168<sup>th</sup> Street, New York, New York 10032

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Members: Fe Florimon, Raybblin Vargas, Gabriela Rosa, Angelo Ortiz, Leonardo Blackman, Manny de los Santos

Excused: Maria Luna, Alyce Smith

Guests: Kimie Bunyasanand-CUNY, Connie McNeil-Northern Manhattan Alumnae Chapter Delta Sigma Theta Sorority, J Sztola-PAL, Daniel Guillen-BELL, Al Kurland-PAL, David Weinreb-FEP Charter School, Moniza Rivera-FEP Charter School, Jacob Morris, Samantha Gierbolini, Ramon Gierbolini, Denise Diaz.

Meeting Start: 7:10 pm

- Welcome – Fe Florimon
  - The Chair gave opening remarks to welcome guests David Weinreb from Equity Charter School, Wendy Garcia, DYCD, Daniel Guillen, of Building Educating Leaders, Al Kurland of PAL
  
- Presentation: NYC Department of Youth and Community Development  
Presented: Wendy Garcia, Director of Community Partnerships and Outreach
  - Agencies that works with local non-profits to provide presentations
  - Commissioner Jeanne Mulgrave
  - 500 person staff
  - Started in the 1950's as a youth organization
  - Distributed new literature of the DYCD
  - Execute Youth Appointment
  - Programs:
    - Beacon Community Centers
      - Services inside Public Schools
    - Cornerstone Community Center
      - Services inside Public Housing
    - Out of School Programs
    - Teen Action Program
      - Focus on service learning throughout the city
      - Also Academic Enrichment
      - Social Consciousness Development
    - Youth Employment
      - SYEP
      - Young Adult Internship Program
      - NYC Ladders for Leaders
      - Out of School Youth Employment (OSY)
      - In-School Youth Employment (ISY)
    - Immigrant Serves
    - Literacy Services
    - Family Support
      - Fatherhood Initiative
        - Child Support
        - Incarcerated Fathers

- Social Work Services on Good Parenting
        - Neighborhood Development Areas (NDA)
    - Advisory Boards
      - Community Action Board
      - Neighborhood Advisory Boards
      - New York City Youth Bureau
      - Workforce Investment Board Youth Council
      - New York City Youth Board
      - Joint Youth Services Planning Committee (JPC)
  - Agency resources for Community Partners
    - New York City Youth Connect
    - E-Newsletter
    - Subway Transportation Program (not limited to DYCD Provider)
      - MTA stipends for non-profit organizations
  - Distribution list of DYCD programs for CB12
  - Support to organizations who are interested in working with DYCD as contractors should review "Concept Papers"
  - Distribution of Youth Connect contact cards so that young people can always access DYCD
  - Summer of Service – Private/Public Partnership Nurberger Foundation that funded 10,000 – 30,000 to work on developing civic awareness
    - ACDP did anti-obesity campaign and nutrition, went into every business to pledge to be healthier in partnership with CHALK
    - Isabella YUM also did an intergenerational program with Seniors to talk
- Presentation: BELL – Building Educated Leaders for Life after school program  
Daniel Guillen, Site Manager
- National organization based out Boston, with offices in Detroit, Augusta, Maryland, Helmsley
  - Provided 2,000 slots for after-school academic
  - 100 scholars for 63 school programs
  - Receives funding from SCS, No Child Left Behind, Met Life, Target, and others
  - Works in Washington Heights
  - Improve academic scores in ELA math scores and literacy
  - Working PS 128, IS 152, and PS 218
  - Focus on academic "time on task"
  - Select teachers from the school, and college aid students who go to a two-step training process both online and classroom to become a bell educated tutor
  - Open-enrollment for students to receives tutoring
  - Looking to expand their tutoring programs to all the District 6 schools
  - Evaluation of student improvement is done by giving a diagnostic preliminary exam and then a final exam and evaluating improvement.
  - Curriculum is not a test prep curriculum
  - Classroom setting of 1 teacher, 1 teacher aid to 10 student who work with a lead teachers who works on developing curriculum, lesson plans, quizzes and progress
  - DYCD will be working to support Bell program by promoting their program to their service providers and will help to develop a workshop
    - It's like outsourcing tutoring programs

- Goal is to have Bell Scholars in every school in District 6; capable to be in 50 sites; currently have 33 sites in NYC

➤ OLD/NEW BUSINESS

- Mr. Jacob Morris continued his presentation in having GED programs poor graduation rates and College entrance
  - New York State is the WORST state in all of the United States in GED graduation
  - Many students are driven to GED programs which distorts the dropout rates of education in our communities
  - There is no structure set up to track the progress of students who enter GED programs
  - There is no overall way to evaluate the effectiveness of GED programs
- Proposed to Robert Jackson an "informed consent" bill about GED programs the graduation rate the program that they are about to enter
- Invites everyone in the Community Board to participate in a panel presentation hosted by New School, "Reforming New York's GED System: How to Raise the State's Dismal GED Attainment Rate and Ensure More of Those with a GED Go on To College", Monday September 19, 2011, 8:30 am to 11:00 am.
- Assembly Bill by Keith Wright Full Disclosure Accountability Act
- **Resolution:** Y&E Committee commit to organizing a public forum on reforming GED system to disclose graduation rates and other critical information to the community and parents in probable partnerships with DCYD and CB
  - Manny seconds motion
  - Vote: 5 members yes Public Members: 8 yes
- Presentation by Al Kurland, PAL
- To support and bring more awareness Assembly Bill A10439 to our State Legislators and have youth councils adopt this as their own campaign to Amend the Public Offices Law and the New York City Charter, in relation to allowing certain 16 and 17 year olds to become members of the Community Boards in the City of New York
- Budget discussion by Fe Florimon
- Review of FY2012-2013 Expense & Capital Budget was briefly discussed
- Committee has agreed to continue the budget discussion and provide a final assessment.

**Community Board #12, Manhattan**  
**Street Vendor's Task Force**  
**July 14, 2011**

<p>Ebenezer Smith, District Manager  Frances A. Escano, Community Service Aide  Angelina Ramirez, Director of Washington Heights BID  Assemblyman Guillermo Linares  Councilman Ydanis Rodríguez  George Torres, Liaison Mayor's Office  Rafael Escano, NYS Sen. Perkins  Liz Ritter, Sen. Adriano Espaillat  Mariella Rueda, A/M Farrell  Frank Hess, A/M Farrell  George Espinal, A/M Linares  Yocarina Duarte, C/M Rodriguez  Martin Collins, C/M Robert Jackson  Capt. Brian Mullen, 33<sup>rd</sup> Pct.  P.O. Robinson-Hewitt, 33<sup>rd</sup> Pct. Comm. Affairs  Lt. Pineiro, 34<sup>th</sup> Pct.  P.O. Andrea DiNella, 34<sup>th</sup> Pct.  Michael Mowatt-Wynn, President 33<sup>rd</sup> Pct. Comm. Council  Roger Montesano, FDNY Dir. Of Comm. Affairs  Ricky Wong, Dept. of Consumer Affairs  Sam Friedman, Dept. of Health &amp; Mental Hygiene</p>	<p>Annemarie Eimicke, NYC Office of Operations  Joseline Minaya, Manhattan D.A. Office  Josh Orzeck, Dept. of Transportation  Bruno Iciano, NYC Sanitation &amp; Enforcement  Julio Batista, NY Presbyterian Hospital  Sandra Harris, Columbia University  Karla Buchtin, Columbia Uni. Public Safety  Richard Morales, Columbia Uni. Public Safety  Jeannine Jennette, Columbia Uni. Public Safety  Dennis Reeder, WHIDC  Peter Walsh, Chamber of Commerce  Rita Kardeman, Chamber of Commerce  Nieves Manual, NY Women's Chamber of Comm.  Mike Fitelson, Manhattan Times  Carla Zanoni, DNA Info  Obie Bing, CB12 member  Richard Allman, CB12 member  Marie Powell, resident  Dale Powell, resident  Ahmed Solomer, Vendor  Wilbert Muniz</p>
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- Opening remarks District Manager, Ebenezer Smith. Introduction of city agencies, representatives of elected officials.
- Ebenezer: I would like to thank you for attending this Task force meeting. The fact that you are attending this meeting demonstrates that you care about Community Board 12 and are committed to discuss and resolve this problem. We are here as a community to talk about this subject, ranging from what are the direct and indirect problems. This is a very complex problem that I have been deal personally for the past 10 years. Its in our hand to resolve this problem. We have been in a partnership with the new director of the Washington Heights BID, Angelina Ramirez, in order to fix this problem. This is not an easy problem to solve, but the solution is in our hands.
- The problem is all over the district. But the areas of most concentration are:
  - o **Broadway b/w 169 and 170th Street and 157th-158th Street**
  - o **181st Street b/w Amsterdam Ave. - Ft. Washington**
  - o **St. Nicholas Ave. 169th-185th Street**
  - o **Dyckman Street**
  - o **207th Street b/w Broadway and 10th Ave.**
- Overview of the Situation:
  - o Multiple Vendors on one street, selling food, clothes, appliances, etc
  - o No regulations are being observed!
  - o Why Washington Heights is the **exception** when it comes to these rules, are we in the **Wild Wild West?**
  - o We **NEED** to revisit the different types of licenses and their process.
  - o More enforcement must be **IMPLEMENTED!**
  - o What's the happy medium?
- Problems conflicting the rules and regulations of the different city agencies.

- DCA- selling without permits
- DHMH-
  - **The Hygiene Factor**
  - **Garbage disposal**
  - **Taking up of parking spaces**
  - **Blocking sidewalks/entrances**
- The vendors work hard and really want to work to support their families, etc. This is a main factor as to why these vendors are selling these items. It's in our hands to find ways to help these people.
- What are the main goals for this task force?
  - What should be accepted? If we apply the regulations as they are entailed in the books, many of the vendors will not be working where they are now.
  - Where can the vendor's sell? Should we establish certain time and places, where and when they can sell their goods
- Angelina:
  - Gave a brief description of the Washington Heights BID
  - 181<sup>st</sup> Street is a congested corridor with lots of footwork
  - I have been doing research in order to get a complete overview of this situation. Spoke with the merchants, the residents, and the vendors
  - A sensitive and complex situation
  - We need to come up with a holistic approach because if we isolate one area, the problem will move to another part of the community.
  - The BID should not sphere head this solution to this problem because this is not an issue is not specific to 181<sup>st</sup> only, but all over the city.
  - We have to work together to create an overall, holistic solution and Community Board 12, should be the one to sphere head this initiative.
- Ricky Wong, Director of Community Relations from Department of Consumer Affairs
  - Basic information
    - They are in charge of giving General Vending licenses, they process the food-vending licenses but the Dept. of Health is in charge of their regulations.
    - Cap of street Vendors for NYC: 843 vendors, plus Veterans
    - Total amount of licenses in NYC at the present moment: about 2700 licenses
    - Est. 2000 vendors operate in Manhattan
    - There is a list of restricted streets, in which general vending is not allowed.
    - Street Vending Review Panel, they change street restrictions, but most
    - Different licenses clarifications:
      - White Licenses- general vending
      - Blue Licenses- this applies to selling in Mid-town Manhattan Core
      - Yellow Licenses- allows Veterans to sell their goods in restricted streets
  - Agreement between NYPD and DCA to enforce these regulations. They send inspectors to precincts to offer training regarding vending.
  - Set-up
    - Tables can't be bigger than 8x3
    - They have to be 20 feet away from building entrance
    - Can't set-up on top of subway grates and from street curbs
    - Every applicant is giving a set of rules and regulations when licenses are issued. It details everything they can and cannot do with a vending licenses, thus it's their responsibility to know this information.

- Nothing on the regulations regarding liability.
  - Most of the licenses are non-transferable, but they are some stipulations for veterans' widowers that can able for these licenses if they provide the correct documentations.
- Samuel Friedman, Dept. of Health and Mental Hygiene
- Health regulates a ranging from mobile food vendors, food vending trucks, and Green carts that allows fruits and veggies to be sold.
  - Regulate for food safety and concern
    - They are some street restrictions, other than that there is not establish locations for selling food
    - They must obey all traffic locations and not enforced by DHMH
    - They can't touch building but they have to be 20 feet away from building entrances
    - The two types of mobile vending are:
      - Processing cart: sell things that have to be cook/process, for example hot dogs, shis kobbs, ice cream in a cone
        - Can't take up no more than 10 feet of space
      - Non-processing cart: food that does not have to be process, for example selling candy bars or food that is pre-wrapped
        - Can't take up no more than 6 feet of space
    - Must abut the Curb, Can't take up no more than 6 feet of space, Must be 10 feet or more from the subway, sidewalks must be 12 feet wide
    - Regulate large food vending trucks but some of the details change because they are a different entity.
    - The street restrictions APPLY TO ALL!
- Josh Orzeck, Dept. of Transportation
- They only deal with obstructions that extend from stores. Stores cannot extend their wears more than thee feet away from the store. They cannot lease or allow others to use that space.
  - Their enforcement is complaint driven and if people call 311, they will follow up. Do not enforce instantaneously, they first issue an order of encroachment and if they don't follow-up then they will issue a summons.
- Councilmember Ydanis Rodriguez-
- Important thing to accomplish: protect the investments of the business of stores and street vendors, because both pay taxes (even though they are different types of taxes)
  - We need to improve the quality of life in Washington Heights and must work together. For example, this Saturday (July 16, 2011), we have a campaign for cleaning streets. The elected officials from our area are going to clean the streets of the area and do this by: bringing awareness, educating the people, and then end with enforcement. This same idea should be able to street vending
  - Plaza de la Americas (in 175<sup>th</sup> Street) was a created as a result of large street vending in the area during the early 90s. This plaza will play a major role for the future of street vending.
  - In order to address the issue of street vendors, we have to create a complete STUDY. We must do a complete study that provides real numbers of the amount of vendors (with or without licenses) are on the streets. This will be an important resource for this issue
  - 2<sup>nd</sup> idea- we should create 2 more plazas in the area. Possible locations: between 181<sup>st</sup> Street t - 190<sup>th</sup> Street (b/w Wadsworth and St. Nicholas), and another plaza in Inwood. These are two possible solutions.

- After we give the street vendors a location where they can sell their products, we can put some money, in order to promote it. This can lead to future investment and bring tourist to the area.
  - After these ideas are in place, then we should use law enforcement. If we can't offer solutions, we shouldn't use police enforcement until then.
  - In addition, we should work with the city and try to create an incentive for these vendors. Such as helping the vendors sell their stuff in commercial areas.
  - For the mean while, vendors should only use 3 feet off the sidewalk.
- Assemblyman Guillermo Linares
- There is no easy solution. It's not a short term issue but a long term one.
  - One of the most challenging issue a community faces because in one hand you have the small business and in the other you have the small entrepreneurs. Both of them are trying to keep afloat. Issue can be tackled if we collaborate and if this is an effort with the leadership of the community and the key city agencies.
  - Really like the idea of looking for spots and legalize whatever activity they have. We have to have multiply strategies
  - During the study, we must see which vendors have the potential in becoming businesses. This is a micro-enterprising. We have to have a holistic/ comprehensive approach.
  - Also, it makes sense to connect existing business with some of these vendors. For example a flower vendor connecting with a local business in the neighborhood like near my office in Sherman.
  - This is part of cleaning up the community. But we have to need to come up with a right approach. This is one of the most important issues regarding this community, along with the safety. Everyone needs to be part of the solution, agencies, the community, small business, etc.
  - Law enforcement needs to be part of this process, so they can understand what we are trying to do. We have to use discretion, when we trying to solve an issue that is very complex.

**Questions:**

- ***Who can use the license giving to he vendor?*** Only the vendor can use the license and initiate the transition. These vendors may have an assistant that can help them step-up and help. But the actual transaction must be made with the license vendor. The NYPD is the one that has to make sure that the license is being use by the correct the vendor.
- ***Can we be informed how many vendors are in the Washington Heights area?*** That information is not known. There are no parameters set.
- Formation of Committees:
  - Short Term Committee- Gather information and do an informative study. Want to complete this study in 1-2 months. This is an unbiased study. Census of Street Vendors within the District, Where Street Vendors are located, What are they selling, Permit status?
  - Mid-Term Committee-Establish Street Vending Zone, Enforcement, Education, Permit Options
  - Long Term Committee- Creation of a market place for vending. What locations?

- Mr. Smith called all participants to sign-on for the committees in which they wanted to be part of. Some people came up and Mr. Peter Walsh stated "I can't join the committee because I will be betraying the people I represent."