

**Community Board 12, Manhattan
General Meeting**

**The Myrna L. Daniels Auditorium
Milstein Family Heart Center
173 Ft. Washington Avenue
February 26, 2019 - 6:30 pm**

Board Members Present: Richard Allman; Mary Anderson; Glennis Aquino; Wayne Benjamin; James Berlin; Tanya Bonner; Eleazar Bueno; Daryl Cochrane; Robin Cruz; Waldys Cruz; Gerard Dengel; Katherine Diaz; Naysha Diaz; Domingo Estevez; Gabriela Estrella; Sara Fisher; Fe Florimon; Barbara Frazier; Mitchell Glenn; Bianca Guerrero; Fern Hertzberg; Danielle Jettoo; Yosef Kalinsky; Osi Kaminer; Elizabeth Lehmann; Richard R. Lewis; Elizabeth Lorris Ritter; Maria Luna; ; Jay Mazur; Nicholas Martinez; Noquel Matos; Ariel Miranda; Rud Morales; Deborah Nabavian; Ayisha Ogilvie; Bruce Robertson; Steve Simon; Curtis Young

Board Members Absent: Francisco Lopez; Jonathan Nunez-Frometa; Mary O'Shaughnessy; Christopher Ventura;

Board Members Absent - Excused: Francisco Alvarez; Matthew Levy; Isidro Medina; Karen Taylor;

Staff: Ebenezer Smith; Paola Garcia; Ely Silvestre

Call To Order: Chair Richard Lewis calls the meeting to order at 6:45 pm. He welcomes everyone. Quorum is attained. Agenda is adopted. Last month's minutes adopted.

Chairman's Report: Richard Lewis' report covered the following topics:

- A listing of the many meetings, with a review of some, on the Chair's February schedule.
- An appreciation of the work done by Liz Ritter in preparing the Board's priorities for OMB review.
- A review of the street co-naming event in honor of Pam Palanque North, former Chair of CB12.
- A street co-naming event is announced for the late Obie Bing, former long-time member and officer of CB12, planned for March.
- There will be a 175 bed men's homeless shelter opened in September 2019 at 286 Audubon Avenue. The Dept of Homeless Services (DHS) has not brought this to the Community Board. The Housing and Human Services Committee will be taking up this issue in March, and there will be a public hearing as well.
- A mention of Barbara Frazier's effort to include a special needs playground during the Anne Loftus playground renovation.
- A mention of Bruce Robertson's effort to stop Amtrak's plan to add a billboard at Riverside Avenue and W 155 Street. There are change.org petitions for both of these projects.
- An appreciation for the effort of Board staff members Paola and Ely while the District Manager was on vacation.
- The Chair reviewed some rules that will be enforced to improve the efficiency and productivity of the Board's General Meetings.

Parliamentarian's Report – Jim Berlin speaks on the use of the concept of 'tabling the motion', which the Board resorts to at times. He suggests that going forward we will use a motion to assign an issue back to a committee, rather than use a tabling motion. A majority of votes will determine whether an issue gets assigned back to a committee.

Liz Ritter reviews a meeting earlier this month attended by the Parks Dept, Borough President Gale Brewer and representatives of La Marina. The Parks Dept firmly stated that they were not taking a position pro or con about a proposal from La Marina to bring Brother Jimmy's in to operate the concession. Liz, representing CB12, elaborated on the resolution that we passed recently to get La Marina out of the location. Liz invited the proprietors back to a future Parks & Cultural Affairs Committee meeting to present their plan for reopening.

District Manager's Report: Ebenezer Smith's report covered the following topics:

- An announcement of periodic Broadway Bridge closings on March 3rd for structural testing.
- A discussion of the new NY State Seal Your Conviction law to help people seal their old conviction records.

- The DM will be coordinating street co-naming for former board members Pam North and Obie Bing.
- The Comptroller's staff will be auditing our office.
- The Office's live streaming system is close to being completed.

Pubic Speakers Session:

Julia Symborski – NY State Nursing Association. Speaks on negotiations with St Lukes Hospital and other efforts to improve nurses' job positions at local hospitals.

Joel Yoffie – reads an original poem called Democracy Dies Minute by Minute. Mr. Yoffie shows appreciation for the renewal of the 3 minute time limit on public speakers at CB12 General Meetings.

Sandi Galawanji – Growth and Development Services (GDS). Sandi's children benefitted from GDS. It is essential that all children get the opportunities provided by GDS. GDS provides for children with special needs.

Diego Quintana – Works at GDS. Asking for community support for GDS programming.

Noelanni Carr – GDS. Speaks on the progress of GDS offerings over the recent past, and the need for these programs. She has been at the Armory for over a decade working with GDS.

Liz Ritter – UP Theater Company. Announces the upcoming fundraiser, honoring Veronica Liu.

Dr. Gary Altheim. GDS. The DHS plan remains to evict GDS on March 30th from the Armory. He relates how DHS has treated GDS poorly and why it must survive. An apology is offered for behavior at a previous meeting, and thanks the board for our support. He asks for help relocating in the neighborhood.

Milka Rodriguez –Dept. of Small Business Services (SBS) speaks on M/WBE opportunities. SBS is helping women and minorities gain government contracts. She reaches out to minority and women business owners to offer assistance.

Philip Santora – NY Road Runners. Publicizing our local race upcoming this Sunday. He mentions parking restrictions during the prep for and over the course of the race.

Lenish Lopez – GDS. She offers thanks for the help provided by the community for GDS' efforts to remain in Washington Heights.

Steve Fermin – GDS. He speaks strongly as a proponent of the programs of GDS, with many statistics. Asks for help supporting the future of GDS programs at the Armory.

Coach Dave Crenshaw – The Armory Track. He thanks CB12 on the co-naming of W162 Street and Edgecombe Avenue in honor of Pam North. Coach is advocating for increased participation in track programs in the Heights. Mentions the upcoming Obie Bing co-naming. He advocates to make sure that 'Obie' appears on the street sign because that's how everyone knew him. He also speaks in favor of Third Palm Tree liquor license renewal.

Laura Daigen-Ayala – La Marina. She was present at the Parks – La Marina meeting described above in Liz Ritter's section. She speaks adamantly against the return of La Marina to the Hudson River Dyckman Street concession. She does not believe the partnership with Brother Jimmy's will make a difference in the way the establishment runs.

Liz DeMayo – Neighbor of La Marina. Reminds us of the recent history of the venue, including the promises made and broken, and the various abuses visited on the community.

Danita Nichols – Representing our 3 Uptown Libraries. The NYPL is waging a campaign to issue many more library cards, and they are up to 70% of the goal that was set. She discusses the many programs and resources of the library.

Brian Bernard – GDS. He is advocating for the continued survival of GDS and its programs and is reaching out to BP Gale Brewer for help.

Leah Holzel – La Marina. She is representing 1825 Riverside Drive Co-op residents. She wants the concession ended and awarded to a different vendor.

Alberto Aquino – The Armory Foundation. He speaks about aspects of the free track program and how it's grown. He invites participation from more local children and mentions upcoming events.

Jeanne Ruskin – La Marina. She lives at Seaman Avenue and Dyckman Street. She warns us about the plan to run the La Marina concession by Brother Jimmy's. She ridicules this new plan, and the many times that the current owners have taken advantage of the community and the Parks Dept. Asks the Community Board to send a strong message that the current operators MRG must never be allowed back to La Marina.

Dorothy Dohoney – She publicizes Coogan's and the Shamrock 5k race on Sunday. She invites everyone to come out. She also speaks on La Marina and asks that we never let MRG to operate the concession ever again. Finally, she asks that we vote against the Guacamole license change (resolution #7).

Graham Ciraulo – He wants us to know that Coogan's will be hosting a fundraiser for Met Council on Sunday after the race. He is working to reform the residential rent laws. Finally, he reminds us that if you are interested in organizing a tenant group to fight landlord abuse to contact Met Council.

Karla Fisk – La Marina. Long-time resident of Inwood. She speaks strongly against the current concessionaire, MRG. She mentions customers that she represents that have been defrauded by MRG.

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### **Government Officials:**

**Gale Brewer, Manhattan Borough President**

- Gale feels that congestion pricing is now moving forward, with the new alliance of the Mayor and the Governor moving together in favor of this change.
- She talks about the resolution to be voted on tonight on tall buildings with large mechanical voids to enhance the view of the apartment on the top floor. She has been pushing for some time to get large voids regulated or charged for.

**Natalie Espino, Community Liaison to the Borough President**

- She announces that over 300 applications were received for Manhattan Community Board positions. The application period is over.
- The BP is releasing a report about mass transit accessibility.
- The BP is releasing a report on Wi-Fi in our schools.
- The BP is paying attention to the ramifications of closing the Catholic schools and the displacement of the students as well as the potential reuses of the buildings.
- Finally, a listing of upcoming events.

**Chris Nickell and Joanna Garcia** – State Senator Robert Jackson's office.

- There are 2 important pieces of legislation on the Senator's agenda:
  - The farm worker bill of rights.
  - Legislation to limit mechanical void size in new buildings.
- They provide a listing of upcoming events.

**Manuel Belliard**, Councilman Mark Levine

- He mentions the upcoming renters' rights forum.

**Maria De La Cruz** – Uptown representative for Comptroller Scott Stringer's office.

- She mentions the Comptrollers paid summer internship program.
- She tells us that the Comptroller is pushing to offer driver's licenses for undocumented immigrants. She states that the benefits of this potential change are tremendous and then lists those benefits, such as the ability to gain auto insurance.

**Angela Fernandez**, new NYS Commissioner on Human Rights.

- She introduces her successor as Director of Northern Manhattan Commission on Immigrant Rights (NMCIR), Alba Lucero Villa and provides a very comprehensive review of her resume.
- Alba then speaks briefly.

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**Committee Reports: - refer to minutes unless otherwise noted**

**Health & Environment:** Chair Steve Simon briefly discussed the work of the Committee this past month and recommended that we refer to the committee minutes for further details. He speaks on the March meeting's agenda.

**Concerns of the Aging:** Chair Mary Anderson did not discuss the work of the Committee this past month. Instead she recommended that we refer to the committee minutes for details, with a brief mention of next month's agenda. She notes that all meetings are bilingual. The location of each meeting differs as the committee makes its way throughout the district.

**Business Development:** Chair Eleazar Bueno and Tanya Bonner discussed a food court type project on next month's agenda coming soon to Broadway and W183 Street and advocate for local hiring there. Other coming agenda items are mentioned.

**Traffic & Transportation,** Interim Chair Nicholas Martinez briefly discussed the work of the Committee this past month, with a review of March's agenda.

**Youth and Education** –Fe Florimon welcomed Deborah Nabavian to the committee. She briefly discussed the work of the Committee this past month.

**Housing & Human Services:** –Chair Ayisha Ogilvie reviewed the work of the Committee this past month. There will be a public forum on preferential rent coming up, as well as a 2<sup>nd</sup> one regarding the proposed Audubon Avenue homeless shelter.

**Public Safety:** please refer to the committee minutes for details.

**Land Use** – All present were referred to the committee minutes for details.

**Parks & Cultural Affairs** –Chair Liz Ritter discussed the Parks resolution during the earlier portion of the meeting.

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Resolution Reports:

Resolution A - Resolution supporting The Residential Tower Mechanical Void Zoning Amendment proposed by The Department of City Planning.

Executive Committee: Wayne Benjamin, Land Use, Chair, begins the discussion:

- This resolution was brought to the Executive Committee due to a time crunch. It properly started in the Land Use Committee.
- Mechanical void floors currently do not count in the height of buildings as far as floor area ratios are concerned. Large voids are often used to improve the views of the apartments on the higher floors.
- There are currently none of the zoning areas (R9 and R10) that allow for this in CD12, but the Executive Committee feels it is important to weigh in on this issue.

Resolution B - Resolution supporting Enhanced Waterfront Edge Design Guidelines.

Land Use Committee: Wayne Benjamin, Chair, begins the discussion:

- The resolution encourages the Dept of City Planning to follow certain improved design considerations for waterfront locations.
- Resilient building methods in these locations are also discussed in the resolution.

Resolution C - Resolution calling for the mixed-use redevelopment of the vacant lot at W. 162nd -163rd Streets bet. St. Nicholas and Amsterdam Avenues.

Land Use Committee: Wayne Benjamin, Chair, begins the discussion:

- The triangle has been useless to the community for a long time and has often been overrun with garbage.
- A new residential building as of right could include over 60 apartments and other community space.
- The resolution asks the landlord to build within the zoning guidelines.
- If that development does not occur, the resolution reaches out to other city agencies to take over development here.
- He notes that this is the largest undeveloped parcel in Washington Heights.

Resolution D - Resolution supporting New York Road Runners Installation of Mile Markers in Inwood Hill Park.

Parks and Cultural Affairs Committee– Elizabeth Lorris Ritter, Chair, begins the discussion:

- NY Road Runners is paying for the creation and placement of permanent mile markers in Inwood Hill Park.
- The mile markers are unobtrusive and helpful to make runners more comfortable running in some of the more isolated areas of the park.

Licensing Committee Resolutions

Assistant Chairs Osi Kaminer and Gerard Dengel opened the discussion. Highlights of the discussion follow:

- 3 of the 19 resolutions have been withdrawn.
- 3 are objection resolutions. Osi briefly discusses why these objections were registered by the committee.
- Fern Hertzberg points out that the committee's position on resolutions 8 and 15 are contradictory.
- Sally Fisher asks how the committee can support Guacamole when – she states - the surrounding neighborhood is angry with them.
- Resolution 19 has been changed. This is now an objection resolution due to the establishment's not following stipulations it earlier accepted.
- Ariel Miranda asks that we change resolution 15 to restrict the sidewalk café closing time to 10pm on Sundays. Osi accepts this friendly amendment.
- When some board members questioned the decisions of the Licensing Committee, Gerard Dengel invited everyone to attend the committee's meetings to better understand the reasoning behind resolutions.
- The owners of Third Palm Restaurant and Bar (resolution #2) rose and spoke in favor of the continued liquor license at that location. They state that the 311 complaints specified in the notes were all lodged by a single complainant in the neighborhood. He maintains that the bar has been a good neighbor for over 50 years. The other issue discussed was a violation for a sign about pregnancy and drinking no longer current. The owners quickly replaced the sign after they were notified. In short, all issues were trivial and have been addressed. Barbara Frazier mentioned the issue in the notes about the books and records not being onsite. The owners stated that the SLA appeared one night at 11pm and the bartender did not have the key to the office at that time. The owners maintain that the records are onsite.

Voting on the Resolutions:

<u>Item #</u>	<u>Resolutions</u>	<u>Voting: Y-N-Abst- Absent-NV</u>	<u>Result</u>
A	Resolution supporting The Residential Tower Mechanical Void Zoning Amendment proposed by The Department of City Planning.	38-0-0-0-0	<i>Passed</i>
B	Resolution supporting Enhanced Waterfront Edge Design Guidelines.	38-0-0-0-0	<i>Passed</i>
C	Resolution calling for the mixed-use redevelopment of the vacant lot at W. 162nd -163rd Streets bet. St. Nicholas and Amsterdam Avenues.	38-0-0-0-0	<i>Passed</i>
D	Resolution supporting New York Road Runners Installation of Mile Markers in Inwood Hill Park.	36-1-1-0-0	<i>Passed</i>
1	Resolution of Objection to the SLA Renewal of its On-Premise Liquor License to: El Mambi Rest. Corp. – 4181 Broadway (at the corner of W.177th St.) – Application Withdrawn		<i>With- drawn</i>
2	Resolution of Objection to the SLA Renewal of its On-Premise Liquor License to: The Third Palm Tree Inc. – 2145 Amsterdam Avenue (btw W.166th St. & W.167th St.)	6-30-2-0-0	<i>Reverse d</i>
3	Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to: 207 West Restaurant Corp. dba Yummi Thai – 4959 Broadway (btw W. 207th St. & Isham St.)	36-1-1-0-0	<i>Passed</i>
4	Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to: El Gran Valle IV Rest Inc. – 1944 Amsterdam Avenue (btw W. 156th St. & 157th St.)	35-1-2-0-0	<i>Passed</i>
5	Resolution of No Objection to the SLA Renewal of its Restaurant Wine License to: Jach Restaurant Corp. dba Park View Café Restaurant – 219 Dyckman Street (at the corner of Broadway)	35-1-2-0-0	<i>Passed</i>
6	Resolution of No Objection to the SLA Corporate Change of its License to: Guacamole Corp. dba Guacamole Taqueria – 5025 Broadway Store# 3 (at the corner of W.214th) Adding a Corporate Officer	34-1-3-0-0	<i>Passed</i>
7	Resolution of No Objection to the SLA Method of Operation Change of its License to: Guacamole Corp. dba Guacamole Taqueria – 5025 Broadway Store# 3 (at the corner of W.214th) To Include DJ, Karaoke & Live Music	13-23-2-0-0	<i>Reverse d</i>
8	Resolution of Objection to the SLA Method of Operation Change of its License to: Locksmith Wine Bar Inc. dba The Locksmith Wine Bar – 4463 Broadway (btw W. 192nd & Fairview Avenue) To Include DJ	12-22-4-0-0	<i>Reverse d</i>
9	Resolution of Objection to the SLA Method of Operation Change of its License to: La Mina Bar Restaurant Inc. – 3859 10th Avenue (btw W.206th St. & 207th St.) To Extend hours of Operation: Sun-Wed from 3pm to 2am & Fri-Sat until 4am.	34-4-0-0-0	<i>Passed</i>
10	Resolution of No Objection to the SLA Method of Operation Change of its License to: Novvo Restaurant Inc. dba Maramana – 5009 Broadway (At the corner of W.214th St.) Application Withdrawn To Include a DJ and Extend Hours of Operation: Mon-Sun until 2am		<i>With- drawn</i>
11	Resolution of No Objection to the SLA Removal of its License to: Café Mathias Inc. dba HT – 210-220 Nagle Avenue, Store 5, 6, 7 (at the corner of Academy St.)	34-1-3-0-0	<i>Passed</i>
12	Resolution of No Objection to the SLA Class Change of its License to: Taszo Coffee LLC. – 5 Edward M. Morgan Place (btw W.157th St. & W.158th St.)	34-3-1-0-0	<i>Passed</i>
13	Resolution of No Objection to the NYC TLC Renewal of its Livery Car Base License to: First Class Luxury Inc. – 4980 Broadway, 1st Fl. (at the corner of W.211th St.)	37-0-1-0-0	<i>Passed</i>
14	Resolution of No Objection to the DCA Renewal of its Unenclosed Sidewalk Café License to: Vida Café Inc. dba Mamajuana Café – 247 Dyckman St. (at the corner of Seaman Avenue)	31-6-1-0-0	<i>Passed</i>
15	Resolution of No Objection to the NYC DCA New Unenclosed Sidewalk Café to: Locksmith Wine Bar Inc. dba Locksmith Bar – 4463 Broadway.	28-7-3-0-0	<i>Passed</i>
16	Resolution of No Objection to the SLA New On-Premises Liquor License to: Unique Fusion, LLC – 586 W. 207th St. (btw Broadway & Vermilyea Avenue).	30-6-2-0-0	<i>Passed</i>

17	Resolution of No Objection to the SLA New On-Premises Liquor License to: JRI Urban Corp. dba Lot 203 Kitchen – 3775 10th Avenue (at the corner of W. 203rd). Application Withdrawn		<i>With- drawn</i>
18	Resolution of No Objection to the SLA New Restaurant Wine License to: Tropical Spanish Food Corp. dba TBD – 3771 Broadway (at the corner of W.157th St.)	37-0-1-0-0	<i>Passed</i>
19	Resolution of No Objection to the SLA New Restaurant Wine License to: El Nuevo Cevicos Restaurant Corp. – 125 Nagle Avenue (btw Arden St. & Sickles St.) <i>This is now an objection resolution due to the establishment's not following stipulations it earlier accepted.</i>	35-3-0-0-0	<i>Passed</i>

Motion to Adjourn- passed and seconded at 9:45 pm.

Respectfully submitted: Mitchell Glenn, Secretary
Elizabeth (Betty) Lehmann, Assistant Secretary
February 26, 2019