



CITY OF NEW YORK
MANHATTAN COMMUNITY
BOARD No. 4
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Meeting Date	December 6, 2017
Meeting Time	6:30PM
Meeting Location	Hudson Guild Elliott Center 441 West 26 th Street 9/10 Dan Carpenter Room A/B

DELORES RUBIN
 Chair

JESSE R. BODINE
 District Manager

December 2017 Full Board Meeting Minutes

PRESENTATION & PUBLIC HEARING	<p>Presentation: Department of City Planning on Trans-Hudson Commuting.</p> <p>Carolyn Grossman Meagher, the Regional Planning Director at DCP, gave a slide presentation outlining the status of the work being done at DCP to address issues that have arisen in our region with respect to commutation into the City. Much of her presentation came from the City Planning website, which can be found here: http://www1.nyc.gov/site/planning/plans/region/region.page . The website sums up the issues this way:</p> <p>“Strong population growth in inner counties and growing demand for commutation into NYC increases the strain on our aging rail and road networks. In the last five years, commuting into NYC for work increased from all directions, with the most significant increases coming from across the Hudson River. Strong population growth in Northern New Jersey has not been matched by job growth, and the resulting geographic mismatch increases the number of commuters trying to enter Manhattan through the already strained Hudson River crossings. Moreover, New Yorkers are increasingly accessing job opportunities throughout the region, with more than 450,000 NYC residents employed by businesses located outside of the city.”</p> <p>“We need to think regionally about long-term investments, jobs and population growth patterns that support efficient and reliable mobility across our congested region.”</p> <p>Ms. Meagher discussed the Gateway Project and stressed the importance of rail commuting in long-term planning.</p> <p>Public Hearing: BSA application for proposed 14 story building at 128 West 26th Street.</p> <p>No one signed up to speak. The hearing was closed.</p>
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Public Session	
Stacy Mosby	Ms. Mosby is the Midtown Director of Young Life, a community mentoring organization. She is a new resident of Hell’s Kitchen who attended the meeting to learn more about the community.
Doris Mitchell-Gonzalez	Ms. Gonzalez is an HDFC shareholder living in Hell’s Kitchen who opposes the regulatory agreement described in Item 21. She thinks it interferes with the ability of shareholders to control their own organization, as they have done successfully in the past. She wants the letter to be reconsidered in committee with greater shareholder participation.

Kristina Teuschler	Ms. Teuschler announced a free event being offered by the Orchestra of St. Luke's at the DiMenna Center for Classical Music on December 15th at 7 P.M. at 450 West 37th Street. The event, known as Holiday Sing, is a holiday tradition featuring familiar songs and carols.
David Pincus	Mr. Pincus is the Manhattan Borough Chief of the League of Independent Theaters. He spoke in support of the letter in Item 15.
Marla DeFey	Ms. DeFey is a resident of Manhattan Plaza who uses a scooter to get around her neighborhood. She asked the board's help in getting local restaurants to install ramps that would enable her and others with disabilities to enter those establishments, especially along 9th Avenue. She also requested that the board form a new committee that would focus exclusively on people with disabilities and she was thereupon invited to attend the HH&HS Committee meetings where she would be given special attention to voice her concerns.
Martin Treat	Mr. Treat is a member of the board who, like Ms. DeFey, suffers a disability that requires the use of a wheelchair. He spoke of the need for accessible entrances around the community.
Dana Forbes	Mr. Forbes has been an HDFC shareholder for twenty-five years and he opposes the proposed regulatory agreement set forth in Item 21. He believes it is unjust to force those who have successfully managed their property for so long to have to commit to another forty years of operation with outside management. He asked that the letter be reconsidered at committee.
Jefferey LeFrancois	Mr. LeFrancois is a member of the board of CB4. He is also the Director of Operations and Community Affairs for the Meatpacking District BID. He thanked the board for writing a letter to The Economic Development Corporation requesting a study of the west side of Manhattan for ferry service to be phased into the NYC Ferry system. He stated that it inspired CB2 and CB1 to act similarly.

Remarks from Elected Officials and Representatives	
Afraz Khan for BP Gale Brewer	<p>The Borough President, along with other elected officials and CB4, has made some headway with DOB on the issue of illegal demolitions with DOB instituting new application review procedures. She will continue her efforts to obtain an effective review process.</p> <p>Two bills that BP Brewer co-sponsored – The Open Data Law and the Summer Meals Program – were recently passed. They are described in her December Newsletter online at http://mailchi.mp/manhattanbp/december2017?e=3e444cda51 .</p> <p>Applications for community board membership are due by February 9th and can be made online at http://manhattanbp.nyc.gov/html/community-boards/community-boards.shtml .</p> <p>Mr. Khan presented to Chair Rubin a proclamation signed by BP Brewer honoring her for her work and achievements over the last two years of service.</p>
Brennan Ward for State Senator Marisol Alcantara	<p>The Senator sponsored three pieces of legislation that have been signed by the Governor: 1) a law to create a teen suicide advisory council to track data and help prevent suicides; 2) a law to detect and prevent lead contamination in drinking water; and, 3) a law requiring the certification of at least one cosmetologist per hairdressing establishment who can groom ethnic hair.</p> <p>The Senator held a community event to promote awareness of the risks of prostate cancer.</p>

Anthony Sattaglia for Assembly Member Dick Gottfried	Mr. Gottfried, along with other elected officials in the district, was able to get the NY State Office for the Aging to restore funding to the Penn South Senior Center. Two bills sponsored by the Assembly Member have been signed into law: one prohibits health care facilities from charging fees for medical records needed to apply for a government benefit; the other allows medical marijuana to be used to treat post-traumatic stress disorder.
Gabriel Dann-Allel for Mayor de Blasio	The Mayor will be signing into law a bill passed by the City Council that reduces the commercial rent tax for certain small business tenants below 96th Street. It will go into effect in July 2018. The holiday reception for community board members will be held at Gracie Mansion this coming weekend from 4 to 7 P.M. on Saturday and Sunday.
Jeremey Crimm for Congress Member Carolyn Maloney	Ms. Maloney will be hosting a gun rally/press conference on Saturday at 11 A.M. outside City Hall to protest the Concealed Carry Reciprocity Act passed by the House of Representatives.
Gabriel Greenstein for PA Letitia James	The Public Advocate released the 2017 Worst Landlords Watchlist in November. She also voiced her support of the Housing Not Warehousing Act which is comprised of three bills that seek to convert the City's vacant lots and unused or underused buildings into affordable housing. On November 29th, Ms. James hosted a hearing to discuss the potentially catastrophic consequences of climate change and how New York City can implement strategies and solutions to challenging its effects.

Board Reports & Business

Board Reports & Business	
Adoption of Agenda and Minutes	The Agenda was amended to include New Business Item 27 and thereafter unanimously approved. The November minutes were approved unanimously.
District Manager Report	<p>Mr. Bodine highlighted some of the events that he and staff attended on behalf of the board:</p> <ul style="list-style-type: none"> • CB4 and HYHK Alliance along with NYC Business Solutions hosted its second training on how to negotiate a commercial lease and navigate government agencies. The training was held on Tuesday, December 5th, at 11:00 am, at HYHK Alliance BID Office 412 West 42nd Street. • Attended a community meeting regarding the impact the Jacob Javits expansion construction is having on neighboring residential buildings. The office has received several complaints regarding noise, after hours work, and dust. • Met with the West 55th St. Block Association and Alvin Ailey to discuss potential parking regulation changes. • Attending meeting with Council Member Corey Johnson's office and ConEd and DOB regarding long-term gas outages in residential buildings. <p>The board's new part-time administrative intern, Katia Ascencio will be starting next week.</p>

Board Chair Report	<p>Ms. Rubin indicated that there will be a working group meeting with the Port Authority on December 19th regarding plans for the new bus terminal. She also reported on the progress that has been made with the DOB on fighting illegal demolitions in the district. She said that there is now a mechanism in place that flags properties prior to the issuance of a demolition permit.</p> <p>There was a meeting with the Moynihan Development Corporation during which the commendable progress on the Moynihan Train Hall was discussed.</p> <p>The last Borough Board meeting included State Liquor Authority representatives who discussed a plan to standardize license applications and it appeared that the stipulation sheet used by our BLP Committee might be used as a model.</p> <p>In an initial meeting with the FDNY, they said they were in the process of finding a new site for the West 23rd Street EMS station.</p> <p>There was a meeting with DHS concerning services at 301 West 48th Street.</p> <p>Ms. Rubin called upon Lee Compton, co-chair of CLU, to relate his testimony before the City Planning Commission last month where he presented the recommendation contained in Agenda Item 26.</p>
Election of Board Officers	<p>Yoni Bokser, Chair of the Nominating Committee, read the list of members who were nominated for office, noting that all were uncontested. Each officer was elected by a majority of the votes cast by the 45 members in attendance.</p>

Action Items	Motions, Amendments, & Comments	Result
Business License and Permits Committee (BLP)		
Item 1: Letter to SLA re 555 W 42nd Street (10/11) – UCB Theatre	Items 1 – 11 were bundled.	Passed Unanimously
Item 2: Letter to SLA re 350 W 37th Street (8/9) – Mamamoo		Passed Unanimously
Item 3: Letter to SLA re 88 7th Avenue (15/16)– Szechuan 15 LLC d/b/a New Legend		Passed Unanimously
Item 4: Letter to SLA re 749 9th Avenue – Blue Ribbon Fried Chicken		Passed Unanimously
Item 5: Letter to SLA re 151 8th Avenue (17/18) – Flight 151		Passed Unanimously
Item 6: Letter to SLA re 206 7th Avenue (22) – The Copper Still		Passed Unanimously
Item 7: Letter to SLA re 689 9th Avenue (47/48) – CLL Capital Inc.		Passed Unanimously
Item 8: Letter to SLA re 626A 10th Avenue (44/45) – Sunrise		Passed

Entertainment Group Inc.		Unanimously
Item 9: Letter to SLA re 625 W 51st Street, 2nd Floor (11/12) – Casa Events Bar LLC.		Passed Unanimously
Item 10: Letter to SLA re 355 W 41st Street (8/9) – Martin Sanders or Entity to be formed		Passed Unanimously
Item 11: Letter to SLA re 321-323 W 51st Street (8/9) – Ippudo NY LLC.		Passed Unanimously
Item 12: Letter to DCA re 508-510 W 42nd Street (10/11) – CAMGT 510 W 42 Operating LLC d/b/a Catchet Boutique & Eden Restaurant	Items 12 -14 were bundled.	Passed Unanimously
Item 13: Letter to DCA re 761 9th Avenue (51) – Jaspers Tap House & Kitchen		Passed Unanimously
Item 14: Letter to DCA re 585 6th Avenue (16/17)– Hummus on 6th		Passed Unanimously
Arts, Culture, Education, and Street Life Committee (ACES)		
Item 15: Letter to Mayor’s Office Media and Entertainment re Small Theater Survey RFP	Items 15 and 16 were bundled.	Passed Unanimously
Item 16: Letter to NYC Public Design Commission re Mural on DSNY Building on West 56th Street and 12th Avenue	Friendly amendments accepted.	44 Voted in Favor; 1 P.N.E.
Waterfront, Parks & Environment Committee (WPE)		
Item 17: Letter to Public Advocate James and CM Johnson re air quality in CB4 district		Passed Unanimously
Transportation Committee (TRANS)		
Item 18: Letter to CM Johnson and CM Rodriguez re Int. 1740 – Doubling Yellow Cab Licenses	Friendly amendments accepted.	Passed Unanimously
Item 19: Letter to DOT re 11th Avenue One-Way Plan		Passed Unanimously
Item 20: Letter to MTA/DOT re SBS M34 Bus Stop west of Dyer Ave		42 Voted in Favor; 1 Opposed; 1 P.N.E.
Housing, Health & Human Services Committee (HH&HS)		
Item 21: Letter to HPD in Support of Hell’s Kitchen\Chelsea HDFC Proposal		43 Voted in Favor; 1 P.N.E.
Item 22: Letter to HPD in Support of halting HDFC Foreclosure City Wide		Passed Unanimously

Item 23: Letter to DHS & HPD & Mayor's Office re living conditions at 301 West 48th Street		Passed Unanimously
Chelsea Land Use Committee (CLU)		
Item 24: Letter to LPC re certificate of appropriateness for 349 West 22nd Street		Passed Unanimously
Item 25: Letter to BSA re proposed 14 story building at 128 West 26th Street	Friendly amendment accepted.	Passed Unanimously
Item 26: Letter to DCP re West Chelsea Affordable Housing Fund – Ratification		Passed Unanimously
New Business		
Item 27: Letter to SLA re Il Bastardo Restaurant	Burt Lazarin, the co-chair of BLP, explained that the need to write this letter was because the applicant made false representations at the BLP meeting where their application was approved. The truth was revealed today in an email sent to the board.	Passed Unanimously

Meeting Resolution	
Adjournment	9:35 PM Meeting Adjourned
Next Meeting Date and Location	6:30 PM January 3, 2018 Mount Sinai West 1000 Tenth Avenue 2nd Floor Conference Room

As recorded by M. Noble