

Community Board 12 Licensing Committee

Minutes, December 4, 2012

Committee Members Present: James Amodeo, Assistant Chair, Rolando Cespedes, Edith Prentiss, Elizabeth Lorris-Ritter, Angela Sanchez

Committee Members Excused: Aldemar Diaz

Committee Members Absent: Melanie Hidalgo

CB12 Staff Members Present: Paola Garcia

CB12 Members Present: Ariel Ferreira, Manny De Los Santos, George Fernandez, Richard Lewis

Community Members Present: Representative of Council Member Rodriguez's Office, Corey Ortega (Assembly Member Keith Wright's Office)

A. Welcome & Opening Remarks – James Amodeo, Assistant Chair. Mr. Amodeo welcomed the group and established procedures for the evening. Ariel Ferreira led the questioning of the establishments.

B. State Liquor Authority *Renewal* Licenses:

On-Premise Liquor License

1. The Monkey Room Inc. dba Monkey Room – 589 Fort Washington Avenue (at the corner of West 187th Street)

Owner/Representative:	Jesus Sota (Jacob), Owner
Type of Establishment:	Bar
Hours of Operation:	3pm-4am daily
Tables/Chairs:	6 indoor tables, 24 chairs 4 outdoor tables, 20 chairs 12 stools at the bar
Music:	iPod/Mixed music
Security Cameras:	8 cameras: 1 outside, 7 inside
Security Personnel:	2 every day, both licensed
ADA Compliant:	Yes (Entrance only)
Employees:	10 (3 full-time, 7 part-time)
Capacity:	75
Emergency Exits:	1 (in front)
34th Pct. Comments:	No objection so long as they adhere to understandings about noise

Community Comments:	Complaints about intoxicated patrons loitering in front of establishment and honking horns. Jacob claims that he is doing everything to quiet it down though a community member still hears lots of noise waking her children in the middle of the night. Another resident who frequents the bar says that security makes every effort to maintain order.
Stipulations:	Mr. Sota has agreed to meet with the 34 th Precinct quarterly to check in regarding noise complaints and intoxication and livery issues.
Vote:	C: 5-0-0; B: 3-0-1; P: 18-0-1

2. Pipo Pool Inc. – 582 West 183rd Street (at the corner of St. Nicholas Avenue)

Owner/Representative:	Jose A. Azcona, Owner
Type of Establishment:	Eating Place/Entertainment (Latin food)
Hours of Operation:	Monday-Friday: 4pm-11:45pm; Saturday & Sunday: 4pm-1am
Tables/Chairs:	30 tables, 60 chairs; bar with 5 stools
Music:	Juke Box
Security Cameras:	None
Security Personnel:	None
ADA Compliant:	Yes
Employees:	3
34th Pct. Comments:	No objections
Community Comments:	No opposition from Council Member Rodriguez, but he asks that they comply with noise ordinances. No objections from the community.
Stipulations:	None
Vote:	C: 5-0-0; B: 3-0-1; P: 17-0-0

3. 187 Restaurant Corp. dba Tacocina (now) Refried Beans – 591 Fort Washington Avenue (between West 186th & West 187th Streets)

Owner/Representative:	Yvelisse Rossi
Type of Establishment:	Mexican restaurant
Hours of Operation:	Sunday-Thursday, 11am-11pm; Friday & Saturday, 11am-midnight
Tables/Chairs:	4 outside tables, 16 seats 5 chairs at bar
Music:	iPod (There are no apartments above this establishment.)
Security Cameras:	4 (3 inside, 1 in basement); 2 pending for outside
Security Personnel:	None
ADA Compliant:	Yes

Employees:	12 (7 full-time, 5 part-time)
Emergency Exits:	3
34th Pct. Comments:	No objections
Community Comments:	It has good artwork and food.
Stipulations:	None
Vote:	C: 5-0-0; B: 3-0-1; P: 18-0-0

4. AKV Restaurant Corp. dba Inwood Local Wine Bar & Beer Garden, 4957 Broadway (between 207th & Isham Streets)

Owner/Representative:	Konstantos Anton, Owner
Type of Establishment:	Modern American cuisine
Hours of Operation:	Monday-Wednesday, 4pm-2am; Thursday, 4pm-3am; Friday, 4pm-4am; Saturday, 12pm-4am; Sunday, 12pm-2am
Tables/Chairs:	25 inside (6 tables, 12 chairs, 13 stools at the bar) 24 outside – propose to increase to 40 (8 tables, 40 chairs)
Music:	iPod connected to 9 speakers in dining area (none in back); no sound governor. DJ, Thursday through Saturday; live band in front area on Sundays, 9pm- midnight
Security Cameras:	11 Inside, 3 outside
Security Personnel:	None
ADA Compliant:	Yes
Employees:	9 (6 full-time, 3 part-time)
34th Pct. Comments:	No objections
Community Comments:	Since the outdoor area in the back is closed off, they are asking that the stipulations previously adhered to regarding no music in the back area be lifted because the closed area will be sound proofed.
Stipulations:	Previous stipulations: Live music limited to midnight; no music outdoors. New stipulation: Remove previous stipulation with the understanding that the old outdoor space is soundproof. We reserve the right to restore the stipulation if there are complaints from the community.
Vote:	C: 5-0-0; B: 2-0-2; P: 18-0-0

5. 1342 Street Nicholas Avenue Restaurant Corp. Capri – 1342 St. Nicholas Avenue (at the corner of West 177th Street)

Owner/Representative:	Jacinto Díaz, Rafael Rodríguez, Esq.
Type of Establishment:	Dominican restaurant
Hours of Operation:	6am-2am daily
Tables/Chairs:	10 tables, 34 chairs, 4 stools at bar

Music:	iPod with sound governor
Security Cameras:	9 (7 inside, 2 outside)
Security Personnel:	None
ADA Compliant:	Entrance only (2 steps to access bathroom)
Employees:	10 full-time Total capacity: 45-50 1 fire exit (in basement)
Capacity:	45-50
Emergency Exits:	1 (in basement)
33rd Pct. Comments:	No objections
Community Comments:	Council Member Ydanis Rodriguez abstained.
Stipulations:	None
Vote:	C: 5-0-0; B: 2-0-2; P: 18-0-0

C. NYC Department of Taxi & Limousine Commission Renewal of Livery Car Base License:
6. High Class Limo Car Service Corp. – 604 West 158th Street (at the corner of Broadway)

Number of Cars	260 (200 per shift)
Parking Arrangements	150 parking spaces at 160 th Street
Driver Disciplinary Committee	Yes
Stipulations:	That they should reinforce their no honking policy for their drivers via a memo and the Driver Disciplinary Committee.
Vote:	C: 5-0-0; B: 3-0-1; P: 17-0-0

D. Department of Consumer Affairs Renewal of Unenclosed Sidewalk Café License:
7. 600 West 169th Street Restaurant Inc. dba Coogan's – 4015 Broadway (at the corner of West 169th Street)

Owner/Representative:	Peter Walsh, Owner
Type of Establishment:	American restaurant
Hours of Operation:	11am-4am daily; outside: 11am-10pm
Tables/Chairs:	22 tables, 44 chairs outside
Music:	None outside
Security Cameras:	32 (29 inside, 3 in outdoor area)
Security Personnel:	6, 2 per night
ADA Compliant:	Outside and entrance: Yes; Bathroom: No
Employees:	48 (40 full-time, 8 part-time)
33rd Pct. Comments:	No objections
Community Comments:	No objections from Council Member Ydanis Rodriguez or Assembly Member Keith Wright. A member of the community commended them on the Coogan's Run. Other establishments should follow suit and give back.

Stipulations:	None
Vote:	C: 4-0-1; B: 3-0-1; P: 15-0-0

E. State Liquor Authority New Applications

On-Premise Liquor License

8. Chipotle Mexican Grill of Colorado, LLC dba Chipotle Mexican Grill – 4009 Broadway (between West 168th & West 169th Streets)

Owner/Representative:	Denise Ramirez , General Manager
Type of Establishment:	Mexican restaurant
Hours of Operation:	11am–10pm daily
Tables/Chairs:	3 tables, 22 chairs Window bar with stools or chairs (Needs to be finalized)
Music:	Muzak (soft background music)
Security Cameras:	5 (4 inside, 1 outside)
Security Personnel:	None
ADA Compliant:	Yes
Employees:	30
33rd Pct. Comments:	No objections.
Community Comments:	No objections from Council Member Rodriguez’s office.
Stipulations:	None. The resolution will reflect that the only reason they are seeking a full license is to serve margaritas.
Vote:	C: 4-1-0; B: 2-1-1; P: 16-0-0

Apple Garden Café Inc. (Agenda item No. 9) can be found in the Restaurant Wine License section on page 6.

10. Maja’s Tapas Restaurant Bar Inc. dba Tapas De Espana – 229 Dyckman Street (between Seaman & Dyckman Streets)

Owner/Representative:	Magdali Gutierrez, Owner
Type of Establishment:	Tapas (Spanish)
Hours of Operation:	Monday-Wednesday, 11am-12am; Thursday-Saturday, 11am-1am; Sunday, 11am-12am
Tables/Chairs:	8 tables, 30 chairs, 9 stools
Music:	Jukebox & iPod (4 speakers) There will be no dancing.
Security Cameras:	4 (2 outside, 2 inside)
Security Personnel:	Will be hired; number not finalized.
ADA Compliant:	Yes (Entrance and bathroom)
Employees:	10
Capacity:	55

Emergency Exits:	2
34th Pct. Comments:	Opposed because of oversaturation on that block
Community Comments:	Members of the Board and the community at large spoke in support of Ms. Gutierrez as a pioneer in the neighborhood in good standing. Others argued that rejecting her application would lead to other establishments expanding to absorb that demand and that another on-premise liquor license in that area would be outrageous and irresponsible.
Stipulations:	None
Vote:	C: 3-2-0; B: 1-2-1; P: 14-1-1

11. 164 Broad Corp. dba Heights Tavern – 3910 Broadway (at the corner of West 164th Street)

Owner/Representative:	No Show
Type of Establishment:	
Hours of Operation:	
Tables/Chairs:	
Music:	
Security Cameras:	
Security Personnel:	
ADA Compliant:	
Employees:	
33rd Pct. Comments:	
Community Comments:	
Stipulations:	
Vote:	C: 0-5-0; B: 0-4-0; P: 1-0-1

Restaurant Wine License

The following application was moved from the On-Premise Liquor section above:

9. Apple Garden Café Inc. – 4863 Broadway (between Academy & West 204th Streets)

Owner/Representative:	Espana Aristy
Type of Establishment:	Low-fat, low-calorie health food
Hours of Operation:	Monday-Friday, 8am-9pm; Saturday, 8am-10pm
Tables/Chairs:	13 tables, 32 chairs
Music:	iPod (Piano music)
Security Cameras:	8 cameras including sidewalk café
Security Personnel:	None
ADA Compliant:	Yes
Employees:	6

Emergency Exits:	3
34th Pct. Comments:	The establishment will be located 250 feet from a school, which falls outside the 200-foot rule. As there are no problems at the current location, they assume there will be no problems at the new location. No objections.
Community Comments:	Positive statements about the establishment.
Stipulations:	None
Vote:	C: 5-0-0; B: 4-0-0; P: 16-0-0

12. El As De Espada Mexican Restaurant Inc. – 3868 10th Avenue (at the corner of West 185th Street)

Owner/Representative:	Herminio Perez, Owner
Type of Establishment:	Mexican restaurant
Hours of Operation:	Food: 24 hours; Liquor: 12pm-2am
Tables/Chairs:	10 tables (6 inside, 4 outside), 40 chairs, 21 bar stools
Music:	iPod
Security Cameras:	None
Security Personnel:	None
ADA Compliant:	Currently there are 2 tables on the lower level. They want to open an upstairs with 10 tables. There will be full service provided to the 2 tables on the 1 st floor (which is accessible) though the 2 nd floor will not be accessible. Bathrooms are not accessible (too small).
Employees:	4 (2 full-time, 2 part-time)
Capacity:	75
Emergency Exits:	3
34th Pct. Comments:	Opposed: They operated for a time under the old establishment's license where there was fencing and underage drinking. They were also concerned about the size.
Community Comments:	Meeting with Council Member Rodriguez' office: 34 th Precinct was also there. Some recommendations were not followed (operating under the old license). The Council Member will only support their application so long as it is only for the 1 st floor. George Fernandez tried to clarify what had occurred saying that they had complied with many of the stipulations agreed on in the meeting with the Council Member's office. He also said one of the objections of the Precinct was that they could not see upstairs because of walls. The owner says he was unable to get back to the Council Member's office because he works at night and the Council Member's office operates in the day. However, Liz Ritter pointed out that they have the burden of proof and responsibility to contact the office and not use the excuse of schedule conflicts.
Stipulations:	Extending previous stipulation

Vote:	C: 0-3-2 B: 0-3-1; P: 7-0-1
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Eating Place Beer License

13. Pollo Dorado Fried Chicken – 1497 St. Nicholas Avenue (at the corner of West 185th Street)

Owner/Representative:	Raquel Then Cuello
Type of Establishment:	Dominican restaurant
Hours of Operation:	7am-midnight daily
Tables/Chairs:	7 tables, 26 chairs, 6 stools at counter
Music:	Jukebox with sound governor
Security Cameras:	5 (3 inside, 2 outside)
Security Personnel:	None
ADA Compliant:	No
Employees:	8
Capacity:	32
Emergency Exits:	3 (1 in the basement)
34th Pct. Comments:	None
Community Comments:	There was a question regarding the handling of exhaust given the amount of frying that will take place; there is an exhaust fan connected to a vent on the side of the building leading up to the roof.
Stipulations:	Ms. Then must work with the City Commission on Human Rights to strive to make her entrance ADA compliant, if possible.
Vote:	C: 5-0-0 B: 3-0-1; P: 7-0-0

Note from the Committee:

A joint meeting of the Licensing and Business Development Committees will be held in January to discuss whether Community Board 12 Manhattan should no longer support any new applications for On-Premise Liquor, Wine, or Beer after 2am, Monday-Sunday within Community District 12.

Land Use Committee - Meeting Minutes

December 5, 2012

Committee Members Present

Wayne Benjamin, Chair
James Berlin
Anita Barberis, Asst. Chair
Isaiah Bing
Tamara Rivera
Steve Simon

Committee Members Absent

Leandro Hidalgo
Dulce Bueno

Board Members Present

George Fernandez
Elizabeth Lehman
Pamela Palanque North

Staff: Paola Garcia

Public Member Present

Vivian Ducat

Guests: Robin Kilmer – Manhattan Times, Rita Gorman, Corey Ortega – Office of Assemblyman Wright, Vadim Moldovan, R. Martinez.

1. The Meeting was called to order at 7:16 PM.
2. Land Use Committee (“Land Use” or the “Committee”) Chair Wayne Benjamin began the meeting by welcoming committee members and guests. He stated that Edwin Marshall of the Department of City Planning (DCP) confirmed that Quadriad met with DCP on November 19th to further discuss the Tryon Center but that it did not present anything substantially different from the materials that were presented to the Committee in July.
3. Chair Benjamin advised that SoBro is scheduled to come before the Committee in January 2013 to continue discussions concerning the proposed Fort George Hill Mixed-Use Development Project. The project is both taller and denser than permitted as-of-right and is proposed to be built on a small, irregularly-shaped site. A number of zoning variances are sought through the Board of Standards and Appeals. The Committee reviewed questions drafted by Chair Benjamin, which are intended to serve as talking points for the January meeting with SoBro. The questions are as follows.
 - i) Was a feasibility study /pro forma prepared for an all residential development, zoning compliant development scenario? How many units can be constructed in an as-of-right building? What are the minimal zoning variances that are needed to make an as-of-right residential development feasible?
 - ii) With which local tenant/resident/community groups has the team met? How was out reach for these meeting handled? When/where did meetings occur? What was the reaction to the proposed building height?
 - iii) Are the residential units to be affordable, market-rate or mixed?
 - iv) How is affordability defined? What are the average income limits and monthly rents by apartment size?
 - v) What purchase price did SoBro pay to church that previously owned the site?
 - vi) Has the church received, or is it proposed to receive, compensation other than or in addition to cash compensation for sale of the property?
 - vii) How much and what type of space will the church have in the proposed project?
 - viii) How is development of the church’s space to be financed?

- ix) Is the church contributing any equity to the development?
- x) Is the residential component of the project carrying the development cost of any non-residential component of the project?
- xi) Is public-sector bond, tax-credit or other financing intended for residential development being used to finance the construction of non-residential components of the project? If so, what is the dollar amount of this financing and what does it represent as a percentage of total development costs?
- xii) Have there been any preliminary discussions with SHPO concerning the potential impacts of the project on the Dyckman Street station, which is listed on the State/National Register of Historic Places? What are SHPO's concerns?

After further discussion the questions were approved. They will be provided to the District Manager to forward to SoBro in advance of the January 2013 meeting.

- 4. A discussion ensued about the report issued in 2007 by the Office of Borough President, Scott Stringer entitled *No Vacancy: The Role of Underutilized properties in meeting Manhattan's Affordable Housing Needs*. Chair Benjamin circulated a document with highlights from the report was circulated at the meeting. The highlights include the following.

BOROUGH-WIDE

- a) 2,228 properties in Manhattan appear to be vacant or to have vacancies, 1,723 are buildings and 505 are lots
- b) These vacancies can accommodate the development of approximately 24,000 units of housing
- c) 50% of the vacant properties are privately owned, only 11% are owned by the City of New York or a government authority
- d) The highest concentration (33%) of vacant City-owned properties in Manhattan is in Community Board 10 (Central Harlem) and 11 (East Harlem), reflecting the large number of properties that were taken *in rem* by the City during 1970s and 1980s.
- e) 74% of vacant residential buildings and 71% of all vacant lots are located north of 96th Street
- f) Approximately \$105 million in property taxes are lost annually because vacant lots north of 110th Street are taxed as residential properties instead of as commercial properties.
- g) Properties owners in community Boards 9, 10, 11 and 12 face no disincentive to holding their properties vacant whereas owners of vacant property below 110th Street are taxed at a higher rate.
- h) North of 110th Street vacant lots adjacent to residential properties are taxed at the lower residential property rate than the higher commercial property rate

Washington Heights and Inwood

- i) 74 vacant properties in Washington Heights and Inwood were identified by surveyors preparing the report, including 65 buildings (28 residential, 13 commercial, 24 mixed use) and 9 lots
- j) Five of the mixed use buildings appeared to have a total of 44 vacant residential units
- k) The majority of vacancies in building in Washington Heights and Inwood occur in residential buildings
- l) The vacant lot represent an aggregate of 87,493 of developable land that can support up to 103 units of housing
- m) 35% of the vacant lots in are Washington Heights and Inwood are privately owned

Recommendations

- n) The City can use tax policy to motivate the development of vacant properties by taxing all vacant land as commercial property, levy a sales tax on vacant properties that are not improved during ownership, create a separate tax class for vacant properties and shifting the City's tax structure to

land value taxation in targeted areas (higher tax on land and lower tax on the improvement / building and rewarding owners who invest in and maintain buildings).

- o) The City can create a registration program whereby if a residential building is unoccupied for 90 days the owners is required to register the building with the City and submit a "Statement of Intent" including the expected period of vacancy, a maintenance plans, and a schedule for lawful occupancy, renovation or demolition.

A discussion ensued about the potential for the City to use tax policy to motivate owners not to keep land and buildings vacant and to shift the focus of real estate taxes from more heavily taxing improvements to land, i.e.: buildings, to more heavily taxing land and rewarding owners who invest in maintaining their buildings. Steve Simon raised the fact that taxing vacant land as commercial land might require state intervention. Chair Benjamin stated that he has reached out to the MBPO to find out what resulted from the report, i.e.: were any follow up actions taken?

Corey Ortega from Assemblyman Keith Wright's office asked if the tax structure were changed how long it would take to spur landlords to do something. A discussion also ensued as to whether eminent domain could be used to take vacant lots and buildings.

5. There was a discussion from the floor about the position of the various politicians concerning the height of the Quadriad's proposed project. It is the understanding of the Committee that Councilman Rodriguez has expressed less concerned with respect to building height than he has with respect to the affordability of the residential units whereas Councilman Jackson has expressed concern with both affordability and height.
6. A discussion ensued about the state correctional facility located at West 163rd Street and Edgcombe Avenue and the potential for redeveloping the site as housing. Chair Benjamin noted that the Committee discussed this site years ago; it can accommodate approximately 200 units of housing as-of-right.
7. New Business: Steve Simon suggested sending a follow-up letter to the Seventh Day Adventists concerning renovation and reuse of the Hurst Mansion. This needs to come from the Board Chair or the District Manager.
8. After further discussion the Meeting adjourned at 8:52PM.

Respectfully submitted by Vivian Ducat and Wayne A. Benjamin

Traffic and Transportation Meeting
December 3rd 2012

Meeting began at 7:15pm.

Rabbi Kalinsky welcomes the public.

Committee members present: Yosef Kalinsky, Chair; Jim Berlin; Anita Barberis; Mitch Glenn; Edith Prentiss, Elizabeth Ritter. Absent: Aldemar Diaz, Richard Allman (excused)

Agency Members: Maria Centeno (DDC), Landry Philemy (DDC), Michael Fenley (DDC), Ming Wong (DDC), Marty Hyman (DDC), and J. Celentano (DOT).

DDC presentation – Wadsworth Terrace between West 190th Street and Fairview Avenue.

Objectives:

- Reconstruct entire street and sidewalk
- Improve safety measures by providing traffic calming and pedestrian amenities
- Replace water mains, add street lighting, improve sidewalk pavement, add new catch basins
- Add some trees if possible.

This street is not heavily trafficked by vehicles or pedestrians, so there is no need to add any traffic signals. Vehicles drive within the speed limit of 20 MPH.

Proposed changes:

- Install curb extensions at entrance of Wadsworth Terrace at Fairview Avenue and 190th St.
- Install new crosswalks, stop bars, and signage
- Rebuild existing pedestrian ramps
- Add up to 10 new trees
- Plan to conclude design in January 13' and begin construction in Spring 14' and should conclude project in Spring 15'
- DDC will come back and present more details as they conclude design and get closer to the start of the project.

Jim Berlin urged DDC to do whatever it can to maintain as many parking spots as feasible throughout the project and to therefore do the work in stages.

Edith asked for pedestrian ramps at the corner of Fairview and Broadway Terrace, which is however beyond the area affected by this project.

Resolution proposed by the chair:

Committee Vote – 5-0-0

Discussion related to speed humps in four areas

- 1) Cabrini Blvd. between West 187th and West 188th in front of PS 187 schoolyard entrance.
 - a. This site meets the criteria for two speed humps according to the DOT and the installation is pending.
- 2) West 173rd Street between Broadway and Ft. Washington in front of PS 173
 - a. Committee would like to see the original request for more details, especially why the request is on West 173rd and not West 174th which is the entrance to the schoolyard and the ARC senior center

- 3) Pinehurst Avenue between West 183rd and West 185th St. in front of entrance to Bennett Park
 - a. Study requested on February 2nd 2012 and pending DOT study
- 4) West 162nd Street between St. Nicholas and Edgecombe Avenue
 - a. Study requested on October 3rd 2012 and pending DOT study
 - b. Mitch Glenn mentioned that there are usually many double-parked cars on that street and probably not much speeding.

Due to the poor public attendance tonight we discussed whether it is wise to continue having meetings offsite or if we should remain close to the CB12 office. It was suggested that we try meeting offsite a few more times this year, maybe once the weather gets warmer again we may have better attendance at these offsite locations. Additionally, once DOT concludes the Dyckman Street study we should consider having a meeting in a school in the adjacent area.

DOT is hosting a community walkthrough to discuss the intersection safety of 155th Street, Harlem River Drive, Edgecombe, and St. Nicholas Place on Thursday December 6th at 4pm. The public is encouraged to attend.

Meeting adjourned 8:25pm

Resolution in Support of Wadsworth Terrace Reconstruction
Traffic and Transportation Committee
December 3, 2012

Whereas: In October 2009, Wadsworth Terrace between Fairview Ave. and W 188th Street was Identified by Manhattan Community Board 12 as urgently needing reconstruction. At that Time, the following conditions were noted:

- Large sinkholes near catch basins and manholes.
- Portions of the street had collapsed which forced partial closure and the loss of a significant number of parking spaces; and,

Whereas: Subsequent to CB12's request, the City arranged for emergency repairs that replaced Failed sewage pipes and restored full use of the street, but did not complete the necessary Reconstruction of the street; and,

Whereas: A presentation by the NYC Department of Design and Construction (DDC) at the December 3, 2012 Traffic and Transportation Committee meeting brought our attention to plans to complete the reconstruction of Wadsworth Terrace between 190th Street and Fairview Avenue. Plans include:

- Reconstruction of the entire street and sidewalk;
- Replacement of water mains and catch basins;
- Added street lighting;
- Improved safety measures for pedestrians, including:
 - New curb extensions at entrance to Wadsworth Terrace at Fairview Avenue and 190th Street;
 - New crosswalks, stop bars and signage;
 - Rebuilt pedestrian ramps, and,
 - The possibility of adding some street trees; and,

Whereas: The DDC provided the following timetable for the proposed repairs:

- Design details to be concluded by January 2013;
- Construction to begin in the Spring of 2014; and
- Project completion in the Spring of 2015; and,

Whereas: Parking availability in the construction zone will be reduced during the period of Reconstruction; now therefore be it

Resolved: CB12M supports the reconstruction of Wadsworth Terrace between West 190th Street and Fairview Avenue; and be it further,

Resolved: CB12M strongly urges the DDC and the DOT and responsible elected representatives to Work together to mitigate the loss of parking over the duration of this project.

Vote: Board: 5-0-0

Youth and Education Committee Monday, December 3, 2012

Location: 711 West 168th Street, New York, NY 10032

Committee Members Present: Fe Florimón, Chair; Christopher Smith Assistant Chair; Michael Jimenez; Manny De Los Santos; Angelo Ortiz, Alyce Smith
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Committee Members Absent:

Committee Members Excused: Maria Luna; Gabriela Rosa; Raybblin Vargas
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CB12 Member: George Fernandez

Guests: Aaron Cole, Representative for the Harlem Community Justice Center; and Jason Rodriguez, Representative for the Northern Manhattan Improvement Corporation

Community Member: Mr. Al Kurland

The chair, Fe Florimon, called the meeting to order at 7:18PM. The committee and guests then introduced themselves.

- ❖ **The Harlem Community Justice Center** was represented by **Aaron Cole**. He provided an overview of their programs, with an emphasis on professional development and job training for individuals (18-24) who have criminal records, along with educational programs. Participants receive a stipend that increases over time. The focus is on two Harlem communities but up to twenty percent of participants can come from CB 12M and/or CB 9M. They also do community service projects throughout the community. They are looking for referrals of individuals for the second cycle as well as sites for service. As a fairly new program (Harlem Justice Corps was around for three years and this is a new agency with the same program) they are still seeking to foster partnerships. These programs typically have about a 40% attrition rate. This program has a goal of 65% retention over the six month active program and 85% of those completed at six months will have full time jobs. Among other related programs at the Center, the Reentry Corps working with parole and reentry and is the primary internal provider of candidates for the program. A representative of Assemblyman Wright's office will provide the program with information about state assistance through Youth Works. This program is also available to other young individuals seeking work.

- ❖ **The Northern Manhattan Improvement Corporation** was represented by **Jason Rodriguez**. He spoke about two programs for disconnected young adults (17-24). The first, Young Adult Internship Program, is a 14 week paid internship with follow up support for those who are out of school six months and not working. This program provides a high amount of support and care for the participants (30 were selected from 115 applicants). The other, Youth Build, has a goal to get participants their GED and construction training. It is a six month program for young adults (17-24) and provides a stipend. Currently there is a six to nine month waiting list for the program. Both

programs are open to individuals who have criminal records and focused on individuals coming from CB 12M and CB 9M. Similar slots are available at other agency's sites around the city if individuals are willing to travel. This ability is especially critical given the difficulties some of the participants have in their history.

Both agencies that presented discussed that one of the significant barriers that they face is getting young adults to take advantage of available programs.

- ❖ This past Saturday the committee held the last Saturday event of the year. There was a panel of high school students and the topic was involvement of youth as members of community boards. There was also discussion of tomorrow's event being conducted by **Police Athletic League (PAL)**. According to Representative **Mr. Al Kurland**, PAL will be conducting a forum on promoting civic efficacy for teens. This forum will be a strategy session about the bill related to this topic.
- ❖ The chair conducted a review of the Saturday meetings and their goals. She reiterated that the long term goal is to get youth and young adults involved in broader committee and community work.
- ❖ **Angelo Ortiz** reported the recognition by the Youth Collective of three organizations that serve youth: PLA Armory, Growth and Development Services, and Peter Walsh of Coogans. The next Collective meeting is the second Thursday from 10-12. Assemblyman Keith Wright's Representative **Mr. Corey Ortega** highlighted NYS Labor Department's hiring of 5,000 individuals for hurricane recovery work as stable temporary work. **Alyce Smith** raised the concern for us to think of ways to get youth to the community board meetings. **Manny De Los Santos** reminded everyone about the community holiday party sponsored by the elected officials.

The meeting was adjourned at 9:00pm

Business Development Committee

Minutes for 12/03/2012

Committee Members Present: Ariel Ferreira, Chair, Ellen Kackman, Victor Santos

Committee Members Excused:

Committee Members Absent: Anina Young, Richard Allman, Nicole Foster.

CB12 Staff Members Present:

CB12 Members Present: Manny De Los Santos

Community Members Present: Rita Gorman, Carlos Guzman, Arlene Schulman

- A. Meeting commenced at 7:20 PM.
- B. Welcome & Opening Remarks by Ariel Ferreira
- C. Explora Presentation by Angelina Ramirez, Executive Director of the Washington Height Business Improvement District (WHBID).
 - a. WHBID won a grant of \$50,000 from Dept. of Small Business Services (SBS) to implement Explora.
 - b. Explora' is an invitation for residents and visitors to explore different aspects of Washington Heights & Inwood. It is a quest to explore the area and the different aspects that make the Washington Heights & Inwood experience unique: fashion and beauty shops, cultural and historical sites, Dominican / Latino food, nightlife and parks & natural landscape.
 - c. The Explora Initiative will be launch April 1st, 2013 until March 30th of 2014, and it will include 200 lightpole banners, 60k wayfaring maps w/recommendations, Explora promotional items, and month long initiatives: Restaurant Month, Fashion Month, Beauty Month, Culture Month, etc
 - i. Lightpole Banners will run along Broadway from 155th street to 218th street, and the intersection at 181st, Dyckman, 207th Street
 - ii. 5,000 Wayfaring maps will be distributed downtown in tourist areas and WHBID will also partner with NYC & Co.
- D. Old/New Business
 - a. Future meetings of BDC will take place the First Tuesday of the Month at 7.PM
- E. Adjournment
 - a. Meeting adjourned at 8:02pm.

Concerns for the Aging Committee
December 11, 2012
At Community Board Office

Committee Members Present Members @ Large

Gloria Vanterpool Nancy De Candido , Edgard Nau, Betty Lehman, Staffer-Paola Garcia

Guests: Kimberlee Gonzalez, Gisselle Mejia, Donna Frederiksen-NYCT, Paratransit- Access-A-Ride, Sandrine Fermino, Francine Plata, Fern Hertzberg, Executive Director-ARC, Jim McNiff, Michael Ecker-Access-A-Ride, Ginia Addo

Meeting opened at 10:15am by Chairperson, Gloria Vanterpool

A welcome was extended to all and each person introduced themselves.

Capital Budget Request, it was again mentioned that the committee's recommendations for our Community Bd. FY 2013, Capital Budget Requests were submitted in October and at our next meeting, it will be reported to what our Community Boards Program Priorities for Fiscal year 2014

Sub Committee Reports

Health and Environment, once again, the City is requiring all buildings burning #6 heating oil to switch to cleaner burning heating fuel as their permits expire. The City launched NYC Clean Heat, a program that provides free resources to building owners to encourage conversion to the cleanest fuels. This provision can provide assistance including help understanding conversion options. Workshops were held thru out the City for Community Boards :

Our Community Board #12 was held at our Inwood Library on November 14th. Movement on this project will be observed closely by the committee. There is concern that landlords might be allowed to use an MCI increase thereby increasing rental rates. Further info will be forthcoming.

City Harvest

has introduced a project "Healthy Neighborhoods" in Washington Heights designed to improve healthy food access and knowledge to our community residents, businesses and community organizations.

Gisselle Mejia was invited to share with us an update on the activities in our community and the future aims. She reported the success of the hands on cooking programs that are being conducted in four of our senior centers.

Jim Neff spoke of his participation at one of the centers. He offered some recommendations to include in the programs.

Fern Hertzberg, Exec. Dir. of ARC senior center mentioned how well received it was at her center.

Ms. Mejia invited us to visit La Mina Supermarket at 553 West 157th. City Harvest partnered with La Mina to give their store a produce section makeover. In October the public was invited to a ribbon cutting celebration with shopping workshops, cooking demos etc. The feedback from the community states that the store has indeed changed the produce display. Residents are enjoying their shopping experience. Ms Mejia promised to continue to keep us aware of the on-going activity thru-out our community.

Access A Ride

In response to questions about the transportation services in our community and various changes in this program, Ms. Donna Fredericksen was invited to provide us with an update on Access A Ride.

Very descriptive info was distributed describing the delivery of services. The information was reviewed with us and questions were answered. At the end of this discussion , meeting was adjourned at 11:25 am

Next meeting to be held on Jan. 8th 2013

**HEALTH & ENVIRONMENT and HOUSING & HUMAN SERVICES COMMITTEES
JOINT MEETING – MINUTES – December 6, 2012**

H&E COMMITTEE MEMBERS PRESENT: Steve Simon (Chair), Isaiah Bing, David Kach, Elizabeth Lehmann, Edgard Nau, Beatrice Hall (Public Member)

H&E COMMITTEE MEMBERS ABSENT, Raybblin Vargas (excused)

H&HS COMMITTEE MEMBERS PRESENT: Richard Lewis (Chair), George Fernandez, Ellen Kackman, Jay Mazur

H&HS COMMITTEE MEMBERS ABSENT: Melanie Hidalgo, Gabriela Rosa, Anina Young, Anthony Parson (Public Member)

OTHER BOARD MEMBERS PRESENT: Elizabeth Lorris Ritter (also representing State Senator Adriano Espaillat)

GUESTS: Assembly Member Herman D. Farrell, Jr.; Frank Hess, Assembly Member Farrell's office; Juan Rosa, Council Member Robert Jackson's office; Kathy Preston, Vice President - Government & Community Affairs, and Julio Batista, Director of Community Affairs, NY-Presbyterian Hospital; Matthias and Parviz Halabian, 619 W. 163rd St.; Isobel Markham, The Uptowner; Ginia Addo.

Richard Lewis, Chair of Housing & Human Services called the meeting to order at 7:10 pm.

1. Discussion regarding possible resolution urging passage of legislation to protect tenants from rent increases that may result from NYC Clean Heat program to convert buildings to cleaner fuels

Reference was made to the presentation made at the November 15th meeting by representatives of the NYC Clean Heat program. Pursuant to a law passed by the City Council, the use of #6 Heating Oil must be completely eliminated by 2015. DEP issued regulations in April 2011 and as of July 2012 no longer approves boiler operating certificates for buildings burning #6 oil. Buildings using #6 oil should convert to #4 oil or natural gas by 2015 and to #2 oil or natural gas by 2030.

There is a concern that landlords will apply for Major Capital Improvement (MCI) rent increases as a result of this conversion work, especially since the increases remain in perpetuity, way beyond the point where landlords recouped the cost of the work. Frank Hess (on behalf of Assemblyman Farrell) and Liz Ritter (on behalf of State Senator Espaillat) said that legislation to prevent inappropriate MCIs was introduced in the previous legislative session but never made it out of committee. Assemblyman Farrell, who joined the meeting midway, agreed that tenants should not have to pay increases as a result of this work and said he would look into the status of possible legislation.

S. Simon said that according to NYC Clean Heat Program, there is not much cost to landlords to convert to a cleaner fuel oil: they just have to clean the tank, put in new fuel and "retune" the system. Boilers do not have to be replaced solely as a result of this change to cleaner oil. Most conversions to #2 oil cost \$8-10,000 if a system is in good condition. I. Bing pointed out that many boilers in WH-I buildings are very old and need to be replaced.

R. Lewis showed the group a list of the 6867 buildings that are still burning #6 oil as of December. This is the breakdown in our district:

10032	152
10033	219
10034	184
10040	151

The entire list can be seen at <http://www.nyccleanheat.org/content/research>.

S. Simon pointed out that 250 Cabrini Blvd. is listed as the worst polluter in our district. Liz Ritter agreed to talk to the board of that building (as well as other coops and condos on the list) about this issue in her role as head of the Hudson Heights Owners Coalition.

It was agreed that more research needs to be done on the MCI rent increase issue, and the committees will continue the discussion and considering passing a resolution at another joint meeting in January.

2. Resolution in regard to a City Council bill on Smoking Disclosure Policies for Housing -- Upon request of Mayor Bloomberg, Council Member Dilan introduced a bill that would require owners and landlords of multiple dwellings to disclose their buildings' smoking policy. The bill, Intro. 833-2012, has been referred to the City Council Housing and Buildings Committee and is also being reviewed by many Community Boards. In a presentation made at the Nov. 15th joint committee meeting, the director of the Manhattan Smoke-Free Partnership requested that Community Board 12 also consider a resolution in support of the bill.

S. Simon introduced a resolution in support of the bill. There was much discussion of the pros and cons of the resolution, and it was decided to amend the language to reflect support of the bill as long as it does not apply to individual apartments and to public sidewalks within 15 feet of a residential building.

The resolution was approved by the following vote:

	Y	N	Abstain
Health & Environment Committee	3	2	1
Housing & Human Services Committee	2	2	0
Other Board Members	1	0	0
Members of the Public	2	2	0

The members of the Housing & Human Services Committee left at this point, as the Health & Environment Committee continued its meeting.

3. New York-Presbyterian Hospital Report – Julio Batista, Director of Community Affairs, (also speaking on behalf of Sandra Harris, Assistant VP, Columbia University Medical Center, who could not attend tonight) reported that the hospital and the Medical Center are conducting a food and toy drive this holiday season and expect to surpass the previous years' donations. They are also reviewing applications from community groups for grants from the Medical Center Neighborhood Fund. He introduced Kathy Preston, the new Vice President for Government & Community Affairs at New York-Presbyterian Hospital.

4. Isabella Geriatric Center – Betty Lehmann reported there are no new developments at this time.

5. Mail – None forthcoming

Meeting was adjourned by Steve Simon at 8:57 pm.

Respectfully submitted,
Elizabeth Lehmann

Community Board 12 Manhattan
Minutes for the Parks and Cultural Affairs Committee Meeting
December 4, 2012 at the Board's Offices - 711 West 168th Street

Committee Members Present (6): Harlan Pruden, Chair; Ernest David Kach, Asst. Chair; Mitchell Glenn; Richard Lewis; Chris O'Sullivan; and Zead Ramadan.

Committee Member Absent (2): Michael Diaz, and Joan Neuman.

7:06 pm – Chair calls meeting into order, welcomes public and made three announcements:

- Chair displays US Embassy in Uruguay art exhibit where 3 NoMAA artists featured (Andrea Arroyo, Dister, and Felipe Galindo)
- December 14 – Bruce's Garden Christmas Tree Lighting
- December 5 – Free Flu shots available at the Church of the Ascension for 11am to 1pm

Super Sandy Report and Parks & Rec. Update:

Parks Dept. rep said there have been over 21,000 complaint calls in NYC re Parks issues (trees down etc.) after Hurricane Sandy (see detailed report attached).

Super Storm Sandy aftermath is being addressed, including the loss of 300 trees in CB12M, fallen flagpole at Ft Tryon Park, the destruction of the dock and other parts of the Nature Center in Inwood Park and clean up, and repair of all local parks. On site wood chipping is how most of the downed trees are being destroyed.

Re: Bennett Park – Lights were fixed and benches near playground. Community requests more plantings and they are being placed. Phase II has not been done or funded – only preliminary drawings have been made, which may include a new entrance on Pinehurst Ave.

J Hood Wright Park – 33rd Pct have issued summonses for “bad behavior” and PEP officers have addressed off-leash issues. Parks purchased \$15,000 for the overlook area where the community has complained illegal activity emanating. Parks & Rec. PEP Officers will working with 33rd Pct to address folks who stay too late in the park and cause quality of life issues. Currently, these PEP Officers are assisting with recovery efforts from Sandy.

Parks Dept Public Arts Proposal (see attached) – Jennifer Lantzis:

3 standing pieces proposed to be installed in Ft Tryon Park near Stan Michels Promenade.

Update: Shoreline rock formation installation has been delayed due to storm Sandy. Mitchel Square Park will have installation art coming soon through the Broadway Mall Assoc.

If community artists are interested in showing their art publicly, they can contact Jennifer or visit nycgov/parks/art

United Palace of Cultural Arts (UPCA) presented by Mike Fitelson:

Opened as Loew's 175th St theatre “gem” in 1930 by Thomas Lamb – seats 3,400 people and magnificently lavish.

1969 –Rev Ike purchased the United Palace for \$600,000 – the 3rd largest theatre in Manhattan. He packs it with 5,000 people on Sundays. Pastor Jack Beumar is brought in to try to reinvigorate it, and many arts and community events take place to attract local artists and community. El Sistema is training 25 students in classical music. Mr. Fitelson discussed the various types of arts groups that are utilizing the United Palace, from theatre to music, to poetry, spoken word and rap, and more. UPCA plans to do “arts interactions” where different arts forms work together. They will also try to revive a film (movie) theatre.

Mike closed with requests for funding, resources for programming, interesting acts, and asked that we reach out to help market this fantastic architectural and now cultural organization.

The meeting was adjourned at 9:04pm.

Respectfully submitted by Zead Ramadan

Edited by Harlan Pruden – December 11, 2012