

**COMMUNITY BOARD 12, MANHATTAN**  
**Executive Committee Meeting**  
**530 West 166<sup>th</sup> Street, New York, New York**

**June 18, 2018**  
**Executive Committee**  
**DRAFT MINUTES**

**Executive Committee Members Present:** Shah Ally (Chair); R. Lewis (1<sup>st</sup> Vice Chair); I. Medina (2<sup>nd</sup> Vice Chair & Chair, Licensing); M. Glenn (Secretary); B. Lehmann (Asst. Secretary); W. Benjamin (Chair, Land Use); M. Anderson (Chair, Aging Committee); Eleazar Bueno (Chair, Business Development); E. Lorris Ritter (Chair, Parks & Cultural Affairs), D. Nabavian (Chair, Traffic & Transportation); A. Ogilvie, (Chair, Housing & Human Services); S. Simon (Chair, (Health & Environment); James Berlin (Parliamentarian), Richard Allman (Chair, LGBT & By-laws Task Forces);

**Absent:** Fe Florimon, (Chair, Youth & Education);

**Staff:** Ebenezer Smith, District Manager

**Other Board Members Attending:** Gerard Dengel, Jean Wright, Carole Doneghy, Osi Kaminer, Francisco Alvarez, Curtis Young, Matthew Levy, Bianca Guerrero, Danielle Jettoo, Waldys Cruz, Maria Luna, Tanya Bonner

**Others Present:** Natalie Espino, (MBPO's office); Steven Lin (DCAS), Michael Bitar (ACS), Wilson Cano, Cherelle McKeever, Bob Ortiz, Liz Ortiz, Aissatou Bey-Grecia (UFBC), Edwin Marshal (DCP) Kenneth Robertson (ACS), Stephen Lynn (DCAS)

**Meeting was called to order at 7:23 pm by Chair, Shah Ally.**

Shah welcomed everyone and explained the purpose of the meeting and the protocols:

- o Public Hearing regarding resolution on Rezoning
- o Executive Meeting of CB 12

**Public Hearing:**

**Presentation by Wayne Benjamin, Chair - Land Use Committee**

- o Gave history of the ULURP process and the requirements for a response by the Board
- o Filed in March; May 30 –CB 12 got notice of certification; CB 12 has 60 days to respond (July 30) This is why we are holding this meeting now.

**Presentation by Kenneth Robertson (ACS), Michael Bitar (ACS), Stephen Lynn (DCAS)** about an application by ACS to renew the leasing of property being used as a child day care facility – (Early learn – dually eligible program) Budgeted capacity – 130 students.

- o City Charter requires ACS to come before the Board for a renewal of this type.
- o It is a continuation of a program that has been in place since 1974. It is one of only a few child day care facilities in the community. The building was constructed in 1901.
- o Improvements will be made to the site including: re-roofing, new plumbing, new alarm system, new play area, HVAC improvements, external improvements such as lighting, fencing, etc. There is a 4-page scope of work regarding improvements.
- o Board members asked questions and made suggestions regarding various improvements.
- o Public Session:

- Cherelle McKeever (Exec Director) spoke about the school and its partnerships
- Aissatou Bey-Grecia (UFBC) spoke about the need for the school to be involved in decisions going forward. They were not aware of the application process from the start.
- Carole Doneghy spoke about the history of the school.
- Edwin Marshall (DCP) spoke about the process of this application, its history and timing.
  - ULURP was created in 1994.
  - Since 2015, leases coming up for renewal must have in-person inspections.
    - Building must be retro-fitted with sprinklers.
    - Better security and safety improvements are needed
    - Other physical improvements are mandated.

**Resolution** made by Steve Simon to approve the Resolution. Liz Ritter seconded. Steve Simon has written the terms of the Resolution and will forward to Wayne Benjamin.

- Suggestions from the Board as to what is to be included.
- **Vote: Executive Committee: 12 Yes ; 0 = No; 1 = Abstain**  
**Other Board Member: 8 = Yes, 0 = N; 0 = Abstain**

**End of Public Session – 8:30 pm**

**District Manager’s Report:**

- All vendors have been paid.
- The Board will receive \$3,500 from Councilman Rodriguez for event planning, etc.
- At District Service Cabinet meeting, agencies were asked to submit their budget requests for the coming fiscal year.
- We need to review the salary of Ely Sylvester since it is her first anniversary.
- There was a discussion about using the \$3,500 for translation services.

**Review of Calendars for June, July and September**

Committee of the Whole will meet on July 24  
 September 25 – General Meeting (those absent for religious observance will be excused)  
 Executive Committee – September 17

**Secretary’s report:**

- Mitch Glenn handed out a report on attendance of CB12 members.
- Letters are going out to those with an attendance problem.
- Liz Ritter reviewed what constitutes an excused absence.

**Committee Reports:**

**Licensing Committee: Isidro Medina, Chair, reported the following:**

- 32 Applications were submitted. 4 were rejected. 5 Applications are new.
- There was a discussion about harassment issues at Arka Restaurant. The 34<sup>th</sup> Precinct will monitor.
- There was a discussion about translation services at Licensing Committee meetings.

**Housing & Human Services: Ayisha Ogilvie reported the following:**

- Committee recommended asking for rent freeze. A Resolution will be submitted by the 22<sup>nd</sup> for the consideration by the full Board.

- The Committee believes that DHCR is not communicating properly about those landlords with J-51 Tax Abatements. The Committee would like to look into this issue further with 'boots on the ground'

**Traffic & Transportation Committee:** Chair, Debbie Nabavian reported the following:

- The Resolution about the Haven Avenue Plaza will be presented at the next General Meeting. The Resolution addresses a requirement that DOT has a 6-month trial period after which there will be a review and that the change be reversed if not serving the community's needs.
- There was a discussion about the subway replacement plan for the 168<sup>th</sup> Street subway.

**Land Use:** Chair, Wayne Benjamin reported the following:

- There was a discussion about the DCP's M-1 Text Amendment concerning hotels in industrial districts (M1 Districts). There are 33k hotel rooms in the pipeline, 1/3 of which are in M-1 Districts. The City wants to review this situation since hotels have an unfair advantage over light manufacturing.
- There was a discussion about an interest on the part of Holy Trinity Church to expand their space with buildings for housing and other uses.

**Health & Environment Committee:** Chair Steve Simon, reported the following:

- There was a discussion about the closing of the 30 Psych beds at Allen Hospital. The Certificate of Need (CON) was submitted in December, and an application by the Hospital will be submitted to the NYS DOH in the summer. NYP plans to add additional community based services to make up for the loss of the beds.
- DDC made a presentation about water main and sewer replacement projects in the community.
- There will be a committee meeting on July 12<sup>th</sup> to cover the topic of opioid addiction in the community.

**Parks & Cultural Affairs:** Chair, Elizabeth Lorris Ritter, reported the following:

- On June 25<sup>th</sup> there will be a public scoping meeting about Ann Lotus Park.
- The Javits Park groundbreaking will take place on July 17<sup>th</sup> which will be completed in 12 -18 months.

**Business Development:** Chair, Eleazar Bueno reported the following:

- The NY Alliance for Greater New York has a carting proposal that is now underway.
- There was a discussion about how to prepare a commercial lease and the problem with the right to exclusive occupancy.
- Natalie Espino of the Manhattan Borough Presidents office spoke about a survey on commercial vacancies (29% in CB 12). There is pending legislation to amend the tax structure for these vacancies.
- Luis Cortez of NMCIR spoke about the availability of day laborers to complete day jobs.

**Youth and Education:** No report.

**Public Safety:** Chair, Richard Lewis reported the following:

- Crime in the 33<sup>rd</sup> & 34<sup>th</sup> Precincts is down.
- There was a drive-by shooting on 158<sup>th</sup> Street. There were no major fires this month in CB 12.

**Committee for the Concerns of the Aging:** Chair, Mary Anderson reported the following:

- Ryan Dubois of the NYC Commission on Human Rights spoke at the last meeting.
- Dr. Lisa Hark of NY Presbyterian spoke is planning for a grant to survey seniors with vision issues.

**Motion to Adjourn: 9:45 pm**

**Minutes prepared by:** Elizabeth (Betty) Lehmann  
September 17, 2018