



Community Board 12 - Manhattan
Washington Heights & Inwood
530 West 166th St. 6th Floor, New York, NY 10032
Phone: (212) 568-8500, Fax: (212) 740-8197
Website:

George Ferrández Jr. - Chairman
Ebenezer Smith, District Manager

March 12, 2014

Hon. Robert B. Tierney
Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street 9th Floor, North
New York, N.Y. 10007

RE: Alterations to 434 West 162nd Street – Jumel Terrace Historic District

Dear Chairman Tierney:

Please be advised that at the meeting of Manhattan Community Board 12's Executive Committee, held Tuesday, March 11, 2014, a resolution was passed with a vote of (8) In Favor, (0), Opposed, and (0) Abstain supporting the proposed renovations to 434 West 162nd Street, including the roof deck, bulkhead and modifications to the fenestration at garden level of the rear façade, and also recommending outreach to neighboring buildings in the historic district before the Landmarks Preservation Commission provides its final approval.

Whereas: 434 West 162nd Street (the "Property") is located on the south side of West 162nd Street, between Jumel Terrace and St. Nicholas Avenue, within the Jumel Terrace Historic District. Alterations to the buildings located within historic districts must be reviewed and approved by the Landmarks Preservation Commission ("LPC"); and

Whereas: The new owners of the Property proposed to undertake various renovations. The interior renovations can be reviewed and approved by LPC staff. The renovations consisting of a roof deck, a new bulkhead enclosing a new stair leading from the top floor to the roof and a stair landing, and modifications to the fenestration at the garden level of the rear façade (the "Exterior Renovations") must be reviewed and approved by the LPC at a public hearing (the "Public Hearing"). The Public Hearing is scheduled for Tuesday, March 18, 2014; and

Whereas: Since the Public Hearing is scheduled to be held before the March 2014 General Meeting of Manhattan Community Board 12 ("CB12-M"), the resolution adopted by its Land Use Committee ("Land Use" or the "Committee") was referred to the Executive Committee for consideration on behalf of CB12-M, consistent with its By-Laws, to facilitate it providing comments to LPC in time for the Public Hearing; and

Whereas:

On March 5, 2014 Richard Goodstein and Michael Hanson of NC2 Architecture LLP presented the Exterior Renovations to Land Use. The roof deck and the modifications to the fenestration of the rear façade are not visible from any public street or thoroughfare. The bulkhead is not visible from West 162nd Street, the primary street onto which the Property faces. The bulkhead can be seen from West 161st Street and St. Nicholas and Amsterdam Avenues and from portions of Jumel Terrace, between Sylvan Terrace and West 162nd Street, as well as from a portion of Roger Morris Park, albeit the Committee was informed that for LPC review purposes a park is not considered a public street or thoroughfare. The vantage points from which the bulkhead is visible do not impact the primary street façade of the Property or any properties in the historic district; and

Whereas:

Land Use was informed that the LPC review process does not require the applicants for alteration projects to notify neighboring buildings, but CB12-M believes that is important for neighbors to be consulted and briefed on changes to buildings and structures within historic districts. Now, therefore,

Be It

Resolved:

Community Board 12-Manhattan supports the proposed renovations to 434 West 162nd Street, including the roof deck, bulkhead and modifications to the fenestration at garden level of the rear façade, but recommend that before the Landmarks Preservation Commission provides its final approval it encourage outreach to neighboring buildings in the historic district.

Thank you for a favorable consideration of our request.

Sincerely,


George Fernandez, Jr.

Chair

Community Board 12 Man.

cc: Hon. Bill de Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydannis Rodriguez, Council Member
Hon. Mark Levine, Council Member



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George Ferrández Jr. - Chairman
Ebenezer Smith, District Manager
March 26, 2014

Hon Gale A. Brewer
Manhattan Borough President
Municipal Building
1 Centre Street 19th Fl. South
New York, NY 10007

Hon. Zachary W. Carter
Corporation Counsel
NYC Law Department
100 Church Street
New York, NY 10007

Dear Borough President Brewer & Counselor Carter:

Please be advised that at the General Meeting, Tuesday, March 25, 2014 the Community Board 12 Manhattan passed a resolution with a vote (40) In Favor, (0), Opposed, (0) Abstain to revise CB#12, Manhattan Bylaws, section 12.6 by including additional language and adding a new section 12.07 requiring notification to Chair and District Manager.

Whereas, the most recent major revision of the Community Board 12, Manhattans bylaws occurred about 25 years ago, and, whereas, since that time, several forms of electronic written communication have come into common use, and, Whereas, a necessary bylaw requirement in section 12.06, which requires official committee letters to be cosigned by the board chair, now conflicts with the manner in which board and committee work is currently done, via email and other electronic modalities, therefore,

Be it resolved that the second sentence of section 12.06 of the bylaws of community Board 12, Manhattan be amended to include the additional language highlighted below:

All committee correspondence excepting electronic follow-up, scheduling, and other routine communication shall be approved and signed by the committee Chairperson or designated representative, and shall be approved and countersigned by the Board Chairperson before mailing.

And, Be it further resolved, that in order to enhance communication within the board, that the following text be added to the bylaws as section 12.7.

12.07 The Board Chairperson and the Board's District Manager shall be promptly notified when public officials, organizations, and individuals are invited to committee meetings.

Sincerely,

George Ferrández Jr.
Chair

cc: Hon. Bill de Blasio, Mayor
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Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
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Dear Borough President Brewer & Counselor Carter:

Please be advised that at the General Meeting, Tuesday, March 25, 2014 the Community Board 12 Manhattan passed a resolution with a vote (36) In Favor, (0), Opposed, (2) Abstain approving and immediately implementing an "Official Employee Handbook " for all of its current and future employees, provide and discuss with them the contents of this document when hired or retained, and shall make appropriate handbook changes as required by operational needs, changes in the law or union contracts.

Whereas, according to **Chapter 70, Section 2800.f of the City Charter** Community Boards are given the authority to appoint a District Manager, within budgetary appropriations and who shall serve at the pleasure of the Community Board; and

Whereas, Under **Chapter 70, Section 2800.g of the City Charter**: Each Community Board may employ other assistants within budgeted appropriations or funds contributed for such purposes, and.

Whereas, Under **Article 1 of Community Board 12, Manhattan's by-laws Section 1.02** the board "shall be organized to elect officers, establish committees, and within budgetary appropriations or other funding for such purposes, to appoint a full-time District Manager, maintain a board office, and employ such office staff and assistants as it may require"; and .

Whereas, **This Handbook is written** to provide a clearer understanding of Community Board 12, Manhattan's mission, policies and expectations as an employer; and

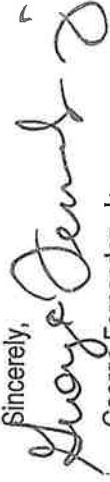
Whereas, An employee's handbook is an official document that contains the board's operating procedures, employers need to use this resource to establish important policies that are expected in the workplace and to protect the rights of employers and employees, given that this document discloses legal information, such as the board's equal employment opportunity policy, including workplace harassment policies, as well as expectations for safety in the workplace amongst other traditional employment matters; and

Whereas, The purpose of this Handbook is a working guide to the understanding of the day-to-day administration of personnel policies and practices consistent with collective bargaining agreements; and

Whereas, it is the responsibility of the employee to read and sign this handbook these policies, procedures and any subsequent revisions do not constitute an employment contract; and

Resolved, Community Board 12, Manhattan approves and immediately implements an "Official Employee Handbook " for all of its current and future employees, provide and discuss with them the contents of this document when hired or retained, and shall make appropriate handbook changes as required by operational needs, changes in the law or union contracts.

Sincerely,



George Fernandez, Jr.
Chair

Community Board 12 Man.

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