



Eleazar Bueno, Chairperson  
Ebenezer Smith, District Manager

## Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. 6<sup>th</sup> Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

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January 27, 2022

Hon. Melanie La Rocca  
NYC Dept. of Buildings  
280 Broadway  
New York, NY 10007

Re: Resolution not supporting the application for a work permit to extend Saturday work hours at 37 Hillside Avenue.

Dear Commissioner, La Rocca:

At the General Meeting, Tuesday, January 25, 2022, with a vote of 16 in favor, 18 opposed, 8 abstentions, 0 not voting, the Housing & Human Services Committee recommendations supporting the Coconut Properties and RiseBoro Community Partnership's request for an 8:00 am start time rather than a 10:00 am failed. As a result, Community Board 12 Manhattan passed a resolution **of objection** to the Coconut Properties and RiseBoro Community Partnership's request for an 8:00 am start time rather than a 10:00 am start time on Saturdays.

**Whereas**, the construction project developed by Coconut Properties and RiseBoro Community Partnership at 37 Hillside Avenue is a one hundred percent affordable housing project with 164 units for low-income seniors with the addition of a newly renovated Rocky Mount Baptist Church, which has been in the community for over 50 years;

**Whereas**, the project is sponsored by New York City's Housing Preservation & Development (HPD) and is Passive House, meeting the latest energy efficiency standards and is an all-electric building that does not use any carbon;

**Whereas**, the current construction hours are Monday to Friday from 7:00 am to 6:00 pm, and the project is behind schedule due to delays with Con Edison.

**Whereas**, the company is seeking a permit from the Department of Buildings to also work on Saturdays and is asking Manhattan Community Board 12 for a letter of support to the Department of Buildings to grant the company an 8:00 am start time rather than 10:00 am start time on Saturdays additional to help the company finish the project on time and alleviate noise for nearby residents sooner;

**Whereas**, the construction company has indicated they will not utilize every Saturday for the duration of the project, taking into consideration holiday weekends;

Hon. Commissioner La Rocca

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**Whereas**, the construction company has stated they have made efforts to work with surrounding residents and be available for any complaints or concerns through monthly meetings and have not received complaints regarding the construction of the project;

**Whereas**, the construction company agreed to share contact information with the community, post a notice near the site to inform the public of the project, and continue to host monthly meetings and continue to implement noise mitigation efforts;

**Therefore, be it resolved**, Community Board 12, Manhattan **object to granting** a letter of support for an 8:00 am start time rather than a 10:00 am start time on Saturdays, requested by Coconut Properties and RiseBoro Community Partnership to the NYC Department of Buildings.

Sincerely,



Eleazar Bueno  
Chairperson

cc: Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman

Hon. Cordell Cleare, State Senator  
Hon. Robert Jackson, State Senator  
Hon. Alfred Taylor, Assembly Member  
Hon. Carmen De La Rosa, Council Member  
Hon. Shaun Abreu, Council Member



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January 27, 2022

Hon. Melanie La Rocca  
NYC Dept. of Buildings  
280 Broadway  
New York, NY 10007

Re: Resolution supporting the application for a work permit to extend Saturday work hours at 4790 Broadway.

Dear Commissioner, La Rocca:

At the General Meeting, Tuesday, January 25, 2022, with a vote of 18 in favor, 17 opposed, 7 abstentions, 0 not voting, Community Board 12 Manhattan passed a resolution supporting to the developers for the Department of Buildings indicating approval of the developers' request for an 8:00 is start time rather than a 10:00 am start time on Saturdays.

**Whereas**, the construction project developed by Ranger Properties, Housing Workshop, Alembic Community Development, Community League of the Heights, and The Children's Village at 4790 Broadway is a mixed-use building with 174 affordable housing units and facilities for the Inwood Public Library branch, a pre-kindergarten facility, as well as an Activities, Culture, and Training Center, among other community spaces.

**Whereas**, the current construction hours are Monday to Friday from 7:00 am to 5:00 pm.

**Whereas**, the company is seeking a permit from the Department of Buildings to also work on Saturdays and is asking Manhattan Community Board 12 for a letter of support to the Department of Buildings to grant the developer an 8:00 am start time rather than 10:00 am start time on Saturdays to help the company finish the project sooner.

**Whereas**, the construction company has stated that they have made efforts to work with surrounding schools, businesses, and residents and be available for any complaints or concerns.

**Whereas**, the construction company has indicated they will not utilize every Saturday for the duration of the project, taking into consideration holiday weekends.

**Therefore, be it resolved**, Manhattan Community Board 12 grants a letter of support to the developers for the Department of Buildings indicating approval of the developers' request for an 8:00 is start time rather than a 10:00 am start time on Saturdays.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eleazar Bueno', with a long horizontal stroke extending to the right.

Eleazar Bueno  
Chairperson

- cc: Hon. Eric Adams, Mayor  
Hon. Mark Levine, Manhattan Borough President  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Adriano Espaillat, Congressman
- Hon. Cordell Cleare, State Senator  
Hon. Robert Jackson, State Senator  
Hon. Alfred Taylor, Assembly Member  
Hon. Carmen De La Rosa, Council Member  
Hon. Shaun Abreu, Council Member