

Land Use Committee - Meeting Minutes

April 4, 2007

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
Dora Maria Abreu
James Berlin
Martin Collins
Ruddy Santana

Committee Members Absent

Isaiah Bing
Vivian Ducat

Board Members Present

Steve Simon

Staff: Deborah Blow, Community Coordinator

Guests: Aaron Scott, Resident; Alice Younger- RENA Day Care Center; Annice Alt- Resident; Chloe Tribich- Housing Here and Now; Shirley Brathurach- RENA Day Care Center; Greg Fitzgerald- MBPO; Julia Marsh- Manhattan Times; Edwin Marshall- DCP/Manhattan; Quisquella Addison- Senator Schneiderman's Office; Richard Allman- Resident; Kathy Zamechansky- Freeland Realty

1. The meeting was called to order at 7:15 PM.
2. Alice Younger and Shirley Brathurach of the RENA Day Care Center made a presentation to the Land Use Committee ("LU" or the "Committee") concerning a pending lease renewal for the facility RENA operates at 639 Edgecombe Avenue (the "Center"). RENA is funded by the Administration for Children's Services and has operated the Center for over 20 years. The Center is a direct-lease facility, meaning it was built specifically to accommodate day care services. LU was advised that enrollment at the Center is typically 106%. The Center is located in a privately owned building. The City must renew the lease with the private landlord in order for the Center to continue to operate in its current location. After further discussion it was decided that the Youth and Education Committee should address this matter. Ms. Younger and Ms. Brathurach were advised to coordinate with CB12 staff to arrange to be added to the agenda for the 4/11/07 Youth and Education Committee.
3. Chloe Tribich of Housing Here and Now ("HHN") discussed the background and pending reforms being considered by the NYS Legislature for the 421-a Tax Incentive Program. Ms. Tribich attended the meeting instead of Julie Miles, Executive Director of HHN, who was scheduled to attend but had a last-minute schedule conflict. HHN is a not-for-profit organization. It has advocated for reforms to the 421-a Program such as expanding the areas covered by the 421-a Exclusion Zone, a higher percentage of affordable units, elimination of the certificate program which allows developers to satisfy affordability requirements off-site (the off-site developments are often in the Bronx). The Committee was informed that the 421-a Program was created in the 1970's, at a time when the City was in financial difficulty and development activity was stagnant, to spur the development of housing. It was modified in the 1980s to create an Exclusion Zone - generally from 14th Street to 96th Street - in which a project could only receive tax benefits if it provided for affordable units. While the program has subsidized the development of over 100,000 units, only 8% of the units are affordable to low-and moderate-income tenants. The Committee was advised that in 2006 the City Council passed certain non-binding recommendations aimed at reforming the 421-a program so that it does not continue to primarily support the development of luxury housing. It was noted that many housing advocates feel the City Council reforms do not go far enough. However, since the 421-a legislation sunsets on December 31, 2007 and the NYS Legislature must act to renew it, there is still an opportunity to advocate for more extensive and mandatory reforms. Ms. Tribich shared various handouts with the Committee.

summarizing the program and proposed reforms. Mr. Benjamin also provided copies of reference materials on 421-a including the reform recommendations passed by Manhattan Community Board 11. Copies of these materials are attached. It was agreed that LU would share these materials with the Housing and Human Services Committee and seek to bring a joint resolution supporting a range of 421-a reforms to the Board in May.

4. Edwin Marshall of the Department of City Planning addressed the Committee concerning a pending application to amend the zoning map to extend an existing commercial overlay so that it includes the property 4640-4646 Broadway (Broadway & Ellwood). Mr. Marshall indicated that City Planning has not yet certified the application so, at this time, no formal action is required of CB12. However, since this is a private application, and some time has elapsed since it was submitted and the applicant briefed LU, the Committee may want to invite the applicant back to advise of any changes that may have occurred. The extension of the commercial overlay requested would permit certain existing retail stores to be legalized and would allow for the expansion of retail space by displacing six ground-floor residential units. The tenants in these units would be offered units in other near-by buildings owned by the applicant. It was agreed that the applicant would be invited to either the May or June LU meeting.
5. The Committee and guests engaged in an initial brainstorming session to begin to identify the types of stores and/or other services and uses that might be desirable as tenants for the George Washington Bridge redevelopment project. Some of the prospective tenants and uses discussed are as follows:
 - A new Post Office to replace the 180th St. Post Office (with the old site redeveloped for housing)
 - A Department of Motor Vehicles office
 - Theatre/performance space
 - Community meeting space / Space for existing tenants
 - A day care / Children's indoor play space (like Gymboree)
 - An immigration office / An employment office
 - A quality food market that is larger than a typical neighborhood-size supermarket
 - Expanded food choices – not 50 versions of the same corner store / A quality restaurant
 - Trader Joe
 - Barnes & Noble or other quality, diverse bookstore – with a CD and DVD section
 - Sports Bar as an amenity/meeting place near bus concourse
 - Entities and uses that draw the community in / a Bowling Alley
 - Men's Warehouse or Syms
 - Community gallery at bus concourse level / Work with Arts for Transit to improve A-Train Station
 - An observation deck with views of Hudson River, GW Bridge, etc.
 - An information kiosk / center featuring events, etc. in Washington Heights and Inwood.

Many service- and traffic-related matters were discussed which, it was decided, are best addressed by the Traffic and Transportation Committee.

6. The meeting was adjourned at 9:00 PM.

Respectfully submitted by: Wayne A. Benjamin

TRAFFIC & TRANSPORTATION COMMITTEE MINUTES

April 11, 2007

Committee Members Present

Mark Levine, Chair
Beatrice Hall, Asst. Chair
James Berlin
Elizabeth Lorris Ritter

Committee Members Excused

Edith Prentiss

Board Members Present

Manny Velazquez, Board Chair

Guests: Carol Blagman, Resident; Jean Bonnes, Foot Park; Jacob Morris, Resident; Ronny Raphael, Resident

1.UPDATE ON CB12 BUS ISSUES(M98 & M101)

Mr. Marcus Book MTA's Rep to CB12 was asked to appear here tonight but he said he was busy. He sent a copy of a letter from March 21, 2003 in response to our complaints about the poor service on the M98 Bus Line; He had no real comment about the M101 idling at 190th street.

2. UPDATE ON W. 215TH STEP STREET

Mr. R. Pearce email said that things were moving on two fronts: They are in the process of preparing the paperwork for the State DOT; the engineering consultant is examining the steps now & they are in preliminary design phase II. We have to wait for the results before it can go to DDC.

3. A resolution was presented regarding Subway Elevators on the 1st Line.

The resolution pass unanimously:

	<u>yes</u>	<u>no</u>	<u>abstain</u>
Committee. Members	4	0	0
Public	4	0	0

4. Resolution opposing Trucks & Commercial Traffic on the Henry Hudson parkway. The resolution pass with only one small change:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Committee. Members	4	0	0
Public	4	0	0

5. UPDATE ON STATUS FOR REPAIR OF HAVEN AVE. RETAINING WALL

There was no new information on the repair of the Haven Ave. retaining wall, but Mr. Pearce did send an update on castle Village retaining wall repair. He said that Castle Village retaining wall should be completed soon and the ramp to Henry Hudson Pkwy should be opening soon. Carol Blagman, community resident is still waiting for DOT to change the signage at 181st /RSD.

6. FOOT PATH ---HAVEN AVE. /WEST 178TH STREET---CLEANUP ---UPDATE

Jean Bonnes, community resident reported the group is getting support for the cleanup on April 21, 2007. New York Cares is sending seventy volunteers to help with the cleanup.

7. New Business

1. Mr. Ronny Raphael, community resident talked about the problem that he has enter counter trying to get DOT to replace the signage on his street (south Pinehurst). He has been working on this issue for six month (as of today) with no success. It was suggested that he contact Robert Jackson, the City Councilman.

2. A community resident proposed that 159/160th street & Edgecombe Ave. be co-named Constance Baker Motley place. The committee agreed in principled to a resolution that will be email to all committee members for final approval:

	<u>Yes</u>	<u>no</u>	<u>abstain</u>
Committee. Members	4	0	0
Board member	1	0	0
Public	4	0	0

3. A proposal was made to co-name the Washington Bridge (aka 181st street Bridge) the Andrew Haswell Green Bridge. After, some discussion it was agreed that we would table this proposal for the next meeting.

The meeting was adjourned at 8:40pm. Respectfully submitted, Beatrice Hall

Economic Development Committee
April 17, 2007
Resolution re: TLC Renewal Applications

Whereas: The Economic Development Committee of Community Board 12, Manhattan, met on April 17, 2007 with the base owners to review and discuss renewal for hire base applications to the New York State Taxi and Limousine Commission, Base Licensing Division and to make a recommendation on each renewal license to TLC; and

Whereas: Each owner attended, discussed and answered questions by the committee regarding the various services offered by each base, community outreach, double-park cars in front the premises, usage of cell phones while driving, noise control, if established near a residential area; therefore

Be It Resolved: That CB12M and The Economic Development Committee recommends the Taxi & Limousine Commission to renew the For Hire Base License to the following Car Service.

1. Renewal For Hire Base License for **Family San Juan Car & Limo Service** at 2244 Amsterdam Avenue
2. Renewal For Hire Base License for **Professional Car Services** at 376 Audubon Avenue

	In Favor	Opposed	Abstain	Not Voting
Economic Development	4	0	0	0
CB12 Members	0	0	0	0
Members of the Public	0	0	0	0

PUBLIC SAFETY COMMITTEE MINUTES
April 16, 2007

COMMITTEE MEMBERS

Julissa Gomez, Chair
Aidee Camacho
Kotie Cannon
George Espinal
Dr. Joyce Humber-Faison

COMMITTEE MEMBERS EXCUSED

Emilia Cardona

BOARD MEMBERS PRESENT

Manny Velazquez, Chair

GUESTS: Jean Bonnes-Foot Path, Ingrid Washington-Foot Path, Renato Mena- Representative for Councilman Miguel Martinez, Rob Jones-Project Renewal, Clifton Hill-Project Renewal, PO Trinidad-34th Precinct, Captain Batista-34th Precinct, Deputy Inspector Capul-34th Precinct, Joseline Minaya- DA's Office, Julia Marsh- Manhattan Times, Joe Delgado-Gang Manhattan Squad, Henry Vedejio-NYPD, Simeon Banister- Office of Public Advocate, Joseph Sanchez- NYC Parks, Lokia Taylor- Resident, Captain Dowling-33rd Precinct, PO De Jesus- 33rd Precinct

Chairwoman Julissa A. Gomez welcomed everyone to the Public Safety Committee meeting. Chairman Manny Velazquez made opening remarks during the start of the meeting.
Meeting was called to order at 7:10pm.

Public Session

- Jean Bonnes, Foot Path –Bonnes has noticed a slight increase of vandalism within the Foot Path on 177th and Haven Ave. leading to the Henry Hudson. She also mentions that a homeless camp in the area caught fire a couple of months ago. Port Authority removed the debris and the homeless from the location, according to Bonnes. A fence was built in an effort to curb homeless tents in that area. On Saturday, April 21st, 2007 there will be a volunteer clean-up in the area.
- Clifton Hill, Project Renewal, had nothing to report concerning Project Renewal.
- Aidee Camacho mentioned NBC Universal Television and Law & Order will be filming in the Washington Heights area and will be using approximately 200 parking spaces. Camacho would like to begin a dialogue with the representatives of Law & Order and the Bloomberg administration in an effort to reinstate a moratorium.
- George Espinal requested to hire a school crossing guard at the intersection of Broadway and Academy St. Espinal mentions that students from I.S. 52 cross the busy intersection in the mornings and in the afternoons. Deputy Inspector Capul mentioned that there are current crossing guards in training. Chairman Manny Velazquez stated that school crossing guards are allocated for elementary public schools only and I.S. 52 is a middle school. However, Deputy Inspector Capul stated that they will look into whether traffic volume at the intersection requires a crossing guard.

34th Precinct

Crime has been down 10% in twenty-eight day and 8 ½ for the year. A murder occurred at 179th and Street & St. Nicholas Ave recently. The victim was a bus driver who had a dispute with a passenger. The passenger was apprehended. Year to date on robberies, felony assaults, burglaries, grand larcenies, and grand larcenies auto is down. The precinct will continue emphasis on quality of life issues such as noise.

33rd Precinct

There have been two murders in twenty-eight days. One murder was based on a narcotics deal that went bad (shooter is in custody and accomplice at large but identified). The other murder was caused when the victim was run over by car (victim was on life support for a week).

Overall crime is down 33% in twenty-eight days. Year to date for overall crime is down almost 17%. Robberies are down 46% in twenty-eight days. Year to date for robberies is 2%. Felony assaults are down 28% in twenty-eight days. Burglaries are down 25% in twenty-eight days. Year to date for burglary is 18%. Grand larcenies are down 39%. Year to date for grand larcenies are 7.5 %.

Gang Presentation

- Lt. Joe Delgado from the Manhattan Gang Squad presented. Lt. Delgado stated there are one hundred eleven gang members living in confines of the 33rd precinct. Eighty-six gang members living in confines of the 34th precinct. Last year there were six gang related violent crimes occurring within the confines of the 33rd and the 34th precinct. Lt. Delgado stated that gang graffiti can be indicative of potential gang activity, or of a member living in the area. Recently, the Manhattan Gang Squad had intelligence stating that a gang named "Dominicans Don't Play (D.D.P)" and a gang named "Los Traviesos" were going to have a major confrontation at 181st street and Amsterdam. The Manhattan Gang Squad, together with the local precincts and with officers from the Bronx took down the gangs before the confrontation occurred. Over forty individuals were arrested in this incident. Lt. Delgado also reports that Manhattan in general and the 33rd and the 34th precinct specifically do not have a significant gang problem. Moreover, Manhattan does not have any MS-13 members; one of the most notoriously violent gangs in America.

- Dr. Joyce Humber-Faison presented on truancy and the problem with truancy within our district. Specifically, Dr. Humber-Faison noted that truancy can lead to many things including criminal activity, illiteracy, substance abuse, gang activity, etc. Deputy Inspector Capul stated that approximately 600-800 truants are reported per year. Dr. Humber-Faison spoke briefly about five methods of intervention and prevention of truancy. She also provided stats from the federal government. The Public Safety Committee will consider having a joint committee meeting with Youth & Education Committee to discuss having a forum at a local school regarding the dangers of gang life and the seriousness of truancy.

- Henry Vedejio from the School Safety Division makes citywide presentations about gangs to youth, communities, and parents. The School Safety Division provides PowerPoint presentations, informational hand-outs, mock trials and speeches on gangs. He states that the youth more at risk are the middle school students.

DA's Office

Joselinne Minaya, DA's Office representative touched upon the great ideas that were mentioned during the meeting. She mentioned two units that deals with gangs, Homicide Unit and Firearm Trafficking Units. The most common charges for gang members are: Gang assaults, unlawful assembly, and disorderly conduct. Ms. Minaya also informed the committee about the **P.I.N.S. Case (Person In Need of Supervision)** program. P.I.N.S. is a program that a parent can apply for at the Family Court when they are having trouble supervising their child. An example of a parent whom would benefit from the P.I.N.S. program is one who has a child under the age of 18, who has committed a status offense such as running away, possessing marijuana, or skipping school

Public Advocate

Simeon Barrister spoke on behalf of the Public Advocate, Betsy Gotbaum. He briefly mentioned the Public Advocate's initiatives with respect to reforming of the Dept. of Education.

Meeting adjourned at 8:50pm Transcribed by Adolfo Cuevas and Respectfully Submitted by George Espinal.

HEALTH & ENVIRONMENT COMMITTEE MEETING -- April 10, 2007

COMMITTEE MEMBERS PRESENT: Steve Simon (Chair), Isaiah Bing, Martin Collins, Beatrice Hall, Helen Morik, Pamela Palanque North

COMMITTEE MEMBERS ABSENT: Albania Jimenez, Matthew Chachere (Public)

STAFF: Jeffrey A. Laufer

GUESTS: Shin-Shang Chou and Patricia Quinlan, Columbia University School of Nursing; Obed Fulcar, Friends of Sherman Creek

1. Steve Simon, chair, called the meeting to order at 7:32 p.m.

2. Follow-up at a Distance: Caring for our Patients in NYC and the Dominican Republic

– Dr. Alan Ross, Pediatrics ER, New York-Presbyterian Hospital (NYPH); Assistant Professor, Pediatrics, Columbia Univ. Medical Center (CUMC)

- Common situation he has dealt with: young woman/teenager gives birth and can't find daycare for child. She sends the child to stay with grandparents in the Dominican Republic. Once on her feet she brings child back to live with her. But there is no record of child's medical treatment during the first years of his/her life, which doctors saw the child or what kind of medications the child has taken.
- NYPH/CUMC has started to send attending physicians and residents to D.R. to offer free consultations and lectures, gradually building a list of trustworthy doctors. He is working with 10 pediatricians at the hospital who have visited Dom. Republic periodically.
- The status of health services in the D.R. is somewhat chaotic; there have been 4 different ministers of health in last 4 years.
- On his visits to D.R., he has had the most success in Santiago, but nurses only have high school educations.
- He is looking for ways to design a portable medical record on a "flash drive" that would be acceptable to NYPH/CUMC and could be used by D.R. doctors deemed acceptable.
- Most pressing need: to pay for tickets for trips to D.R. H. Morik said she would work with him to obtain free travel.

3. Update: Con Edison M29 Transmission Line & Substation Project – I. Bing and M. Collins

- Evidentiary hearings concluded on March 28
- Judge asked all parties to submit final briefs by April 24 summarizing their positions on the issues, including construction of substation and questions on need for improved distribution network; rebuttal briefs due May 8.
- MBPO will submit its own brief.
- PSC engineer David Mack recommended that the line come down Major Deegan Expwy. and over to 201st Street under the substation
- Con Edison continues to oppose alternatives, claims this route would cost \$40-\$45M more
- Borough Engineer Tony Gullota says using 10th Avenue would save \$3M
- Hospital and Time Warner both supported either alternative
- CM Jackson is organizing meeting with other elected officials and Con Edison to discuss distribution network needs.
- Administrative Law Judges expected to make recommendation to the PSC in August.

4. Report on Meeting to Reduce Turnaround Times for EMS Crews at NYPH Emergency Room – H. Morik

- Meeting was held with FDNY Division I Chief Mark Steffens and Deputy Chief Rosario Terranova, Dr. James Giglio, the head of ER, and Ronnie Pia, Nursing Director of ER
- EMS people understood that overcrowding in the ER is major cause of problem, not just simply a question of checking in the patients.

- They went on a tour of the ER; established a dialogue.
- Haven't heard any outcome from meeting, but they will meet again in a couple of months
- Adding more beds to the ER in current renovation
- Hospital is over 90% occupancy

5. Discussion of Public Health Assn. of NYC Report

- B. Hall: schools should sponsor soccer teams
- M. Collins: report suggests that school construction funds be used to fix schoolyards
- P. North: we should ask for more play streets

It was agreed that (in conjunction with the Youth & Education Committee) CB 12 should reach out to PAL to see if it can sponsor additional play streets.

6. New Business

- J. Laufer: New York magazine has an article on Dr. Despommier's Vertical Farming concept
- M. Collins: Con Edison should be invited to June 7 meeting to discuss its preparations in case of future blackouts; NYPH, Coilumbia and Isabella should also be invited.
- P. North: we could have a special 2-hour emergency preparedness session co-sponsored with CERT and invite OEM. It should cover the subject of subway evacuations with the Fire Department.
- M. Collins: we should invite Veritas Therapeutic Community, which is planning to build a drug rehab facility on W. 159th St., to the May meeting.

Both suggestions were accepted.

Meeting was adjourned at 9:38 p.m.

Respectfully submitted,
S. Simon

Reforming the 421-a Tax Incentive Program: Initial Thoughts for Consideration by CB12 M March 15, 2007

Manhattan Community Board 12 (CB12) has undertaken a district-wide planning study which focuses on matters such as zoning, affordable housing, historic preservation, preservation of neighborhood character and accommodating new development. In the context of the planning study the 421-a program (the "Program") is one topic presently being reviewed and for which it is anticipated that CB12 will pass a resolution supporting certain modifications and reforms. The NYS Assembly Standing Committee on Housing is holding a Public Hearing on Friday March 16th to consider the future of the Program. At this juncture it is premature to say what specific reforms CB12 will ultimately support. However, it is likely that in its deliberations consideration will be given to the recommendations such as those listed below:

- **Citywide Exclusion Zone:** The Program was created in the 1970 under Section 421-a of the NYS Private Housing Finance Law to provide an as-of-right tax incentive to encourage development at a time when NYC was hungry for new development, in financial crisis and experiencing significant abandonment and disinvestment in its neighborhoods. The Program was modified in the 1980's and an "exclusion zone" created, roughly from 14th Street to 96th Street, in which developer would need contribute to the development of affordable housing in order to receive the tax benefit. According to the Independent Budget Office, only about 8% of the 100,000 units subsidized by the program since its inception are affordable to low- and moderate-income families – the vast majority of the units subsidized by the Program are in market-rate / luxury developments. While Mayor Bloomberg's 421a Task Force recommends an expansion of the exclusion zone, most of the greater Harlem area and all of Washington Heights and Inwood are not included in the exclusion zone. Consideration should be given to expanding the exclusion zone so that it is city-wide and so that tax benefits are provided only if the development, wherever it is located, provides for affordable housing.
- **On-site Affordable Units:** The Program does not require that the affordable units created pursuant to a development in the exclusion zone be located in that development. The number of affordable units that can be newly developed on site vs. the number of units that may be developed off-site as part of the renovation of an existing building merits further consideration. However, in principal, consideration should be given to requiring the affordable units to be on-site in the new market-rate / luxury building developed. This would be similar to the requirements of a DHCR-funded 80/20 development. The Program should not be used to created income segregated buildings and neighborhoods.
- **Expanded Affordability Requirements:** Under current Program guidelines only 20% of the units are required to be affordable to households earning up to 80% of area median income (AMI). This translated to a maximum household income of \$56,720 for a family of four. Given the demand for affordable housing a greater percentage of units seems reasonable. Further, given the low median income in many neighborhoods the 80% AMI is too high but given the cost of market-rate housing it is also too low (can a family of four at 100% AMI, i.e. : \$70, 900, really afford to buy or rent a market-rate three-bedroom apartment in Manhattan?). Consideration should be given to modifying affordability requirements along the lines of the NYS Assembly Housing Committee's proposal where by 20% of the units would be affordable to households at or below 60% AMI and an additional 20% would be affordable to households at or below 100% AMI. Further, NYS and NYC should commit/target funds on an annual basis to support the expanded affordability requirements for projects where it can be demonstrated that the market-rate units cannot generate sufficient profit to internally cross-subsidize the affordable units.
- **Preservation of Affordable Units:** The Program does not presently provide for the affordable units created to be permanently preserved as affordable units. When the period of the tax incentive expires the affordable units are not legally prevent from being taken, albeit over time, to market-rates. As such the affordable units created under the Program can be "lost" subsequent to the developer enjoying the tax break provided. Consideration should be given to the long-term if not permanent preservation of the low- and moderate- income units as a requirement for tax breaks under the Program and perhaps in exchange for extended benefits only on the affordable units once some initial compliance period for the entire development has elapsed.

PARKS & CULTURAL AFFAIRS COMMITTEE MINUTES –April 10th, 2007

Committee Members Present

Zead Ramadan Chair
Elizabeth Lorris Ritter, Asst. Chair
Raphael Osario
Ruddy Santana

C.B.12M Staff Present

Jeffrey Laufer, Community Assistant

Committee Members Excused

Emilia Cardona

Board Members Present

Tony Lopez
Manny Velazquez

GUESTS: Joe Wojak, Inwood Canoe Club; Bradley Brookshire, Resident; N. Thomas, Resident; Andy Hadel, Resident; Liz DeMayo, Resident; Edwin Fernandez, ECW Services; Mike Balabuna, Resident; Phil Briefi, Resident; F. Garcia, Resident; Tracy Eberhart, Michelle Russ & Sandra Ward, Harlem River Boat Club; Mike Fitelson, Uptown Art Stroll; Dr. Allegra LeGraide, Resident; Cathy McGlynn, Resident; Kateh Esmaeli, Resident; Lauren Palmen, Harlem Boat Club; Jeanne Bonnes, Foot Park; Julia Marsh, Manhattan Times; Daniel Mercado, NYP Parks Department District 12 Operations; Vladimir Cermi, Resident; Dr. Jon Bone, Resident; Jerald Tenenbaum, Resident; Adam Meredith, Resident; Greg Nunez, Resident; Jenny Sherman, Harlem Rowing Club; Jesse Chrismer, Resident; Daniel Sager, Resident; Beverly Isis, Resident; Amy Melnick, Resident;

- I. Opening remarks and welcome at 7:12pm by Chair Zead Ramadan, who announced that pursuant to recent conversation with Verizon, they expect to reach a decision regarding disposition and next steps by the end of May. Mr. Ramadan also announced a few changes to the order of business to accommodate a full and complete discussion of the RFP.
- II. Harlem River Boat Club, Tracy Eberhart: They are working to establish a truly public boathouse on the Harlem River for non-motorized boats, to connect residents to the waterfront, and to encourage recreation and fitness. The Peter J. Sharp boathouse is a good facility, but it is targeted primarily to schools/youth programs, and it has reached its capacity. Ms. Eberhart's group is hoping to establish a multi-purpose club to include canoeing and kayaking, in addition to rowing. Go to www.harlemriverboatclub.org for more info. Also announced an event on June 9th, for "National Learn to Row" Day.
- III. Uptown Arts Stroll update from Mike Fitelson; see attached flyer. In addition to lots of openings and activities throughout CB12M during the month of June, the goal is to use art as a stimulus for commerce and community-building. New features this year include "First Thursdays" opening receptions in businesses and restaurants on the first Thursday of the month. Hopefully, this will continue with July and beyond; "nosh walks," eating tours through Washington Heights and Inwood on June 9th & 10th; a preview of the New York International Latino Film Festival in Highbridge Park on June 2 and film/video installation at Culturarte. This year's Dyckman Street performance art event on will "Sombrilla/Umbrella" on Sunday, May 6th, and will be followed by a block party on Post Ave.
- IV. Dyckman Marina – Department of Parks & Recreation (DPR) did not distribute copies of the full draft request for proposal (RFP), rather a 1-page précis of each RFP, which has been bifurcated for the marina and café. DPR awaits the CB12's input and feedback prior to the release of the RFP for public response.

With regard to the marina concession license:

- a. Inwood Canoe Club, in existence since 1902, would like to ensure that their water and utility lines, which run through the marina, are not disturbed by the marina.
- b. Ensure that there be appropriate access to the pier to the North of the property.
- c. Community collaboration for environmental, recreational and educational use.
- d. The RFP should note the size and number of boats to be served.
- e. Would like to see public access for boating, renting boats, lessons, excursions and the like.
- f. People in the community should have first priority for slips, rather than "grandfathering" existing renters.
- g. Provide storage for kayaks, canoes, rowboats (rental fees would apply).
- h. Dedicated DPR personnel providing public access as at West 79 Street, Boat Basin.
- i. Any dredging must have require review

- j. Fees do not exceed those for similar services at W. 79 Street (This segued into a discussion of the economic viability of a small marina, with several attendees expressing doubt that the concession could be successful.)
- k. Ensure that all New York City laws and regulations are adhered to including identifying and contact information for both licenses.

Mr. Ramadan noted that based on the Board's experience with previous RFPs, many of these provisions (particularly with regard to fees, signage, adherence to other laws, etc.,) are included as part of the standard RFP language. Nevertheless it should be noted that the public and the Committee felt very uncomfortable with not having the full draft RFP to review, rather than a précis.

The discussion then moved on to the RFP for the café concession license. There was strong agreement that DPR should prohibit sub-leasing, which was part of the problem with the previous contract. It further was suggested that any license agreement include a probationary/review period. The community also stressed the following:

- a. No amplified sound .
- b. A curfew should be required.
- c. They should not allow anyone to run it as an outsider.
- d. If they are willing to have an enclosed restaurant, it needs sound proofing, bathrooms.
- e. A representative of the concessionaire should stay to through closing to ensure that all crowds disperse.
- f. Have proper signage and adequate security to ensure crowd control/dispersal.
- g. The café's offerings should reflect and cater to our community's cultural diversity.
- h. The RFP should clarify what is meant by "outside" and "inside" with respect to noise, given that the structure is not fully enclosed.

A lengthy discussion ensued with regard to noise, sound and music. On the one hand, many community residents were adamantly opposed to any amplified sound of any kind under any circumstances. On the other hand, other community members and several Committee members noted that some kinds of non-amplified sound actually can be disturbingly loud, and that the RFP should address this potential noise. Moreover, several in attendance pointed out that certain music might be permissible under some circumstances. It was suggested that DPR require that sound not exceed a certain level as measured in decibels, or that sound not impede a resident's "warrant of habitability" or "right to quiet enjoyment" of his/her apartment.

The public wanted to ensure that there be public access at the beach head north of the pier to the north of the café. This area is not a part of either concession and should not be included in either RFP, but the area should be tended to by DPR. Mr. Mercado of DPR's district operations staff noted that his staff do maintain this area and will continue to do so.

A detailed letter will be sent to DPR with community feedback on both RFPs, and the process generally.

- V. Old Business: Andy Hadel requested clarification of the Board's position on the staircase at Coogan's Bluff. Mr. Ramadan reported that Community Board 12 can not know for sure what its position is without knowing what options are available through DPR; we are awaiting additional information from DPR pursuant to last month's discussion.
- VI. Announcements
 - a. Earth Day clean-up on Sunday April 22 at 10 am at Highbridge Park.
 - b. Jeanne Bonnes announced a clean-up along the Footpath on Saturday, April 21 at 9:30 am. Also requested that CB12 write a letter of thanks to Port Authority New York New Jersey for fencing off a former homeless encampment, even though this was not PANYNJ property. This has been a major beautification and safety improvement.
 - c. Obed Fulcar of Friends of Sherman Creek, a group in formation which is working with DPR and Partnership for Parks to restore community custody and stewardship of these waterfront areas.

Meeting adjourned at 9:21 pm. Respectfully submitted: Elizabeth Lorris Ritter

HOUSING & HUMAN SERVICES COMMITTEE MINUTES

March 5, 2007

COMMITTEE MEMBERS

Julio Rodriguez, Chair
Kotie Cannon
Jay Mazur
Edith Prentiss

COMMITTEE MEMBERS ABSENT

Eduardo Hoepelman
Glenda Swanson Massa
Angelo Ortiz

BOARD MEMBERS PRESENT

Maria Luna

C.B.12M Staff Present: Deborah Blow, Community Coordinator

GUESTS: Jamie Favaro-Program Director for Washington Heights Corner Project, Anthony Parson-Resident

Meeting called to order at 7:25pm

Committee standing date was discussed. At this time no date has been set. The committee is going to try for the first week of the month.

Landlord Task Force- Chairman Manny Velazquez introduced the need for a landlord task force. Chairman Velazquez believes the committee should identify the needs of the community; he would like one staff member and at least two committee members to work on this project.

Correction on the February 5th Committee meeting is being made

Shelter Hearing: The Committee needs transcription service recommendation. Julio will prepare flyers for the hearing in Spanish and English. There is an outreach for testimony from those other than the Armory. The Committee needs questions from its members and other CB12 committees. There will be no simultaneous translations. Julio will include that the meeting will be in English. The committee needs people who have experience in psychiatry and homeless advocacy and legal aid and area neighborhood. The projected date is April 26, 2007.

Teach-In: The target date is March 29. Glenda Swanson Massa is working on the food. Julio Rodriguez is working on the official notice.

Washington Heights Corner Project: New York City Aids Institute requires that there is a resolution in the community where an agency provides services. They are currently looking for free space to hold a meeting. Miguel Martinez has provided money for the inter-union drug users health lines. Washington Heights Inwood is the last geographies area Ms. Favaro introduced a draft resolution to the Committee.

	Committee	Board	Member
Yes	4	1	2
No	0	0	0

421 A: A Senior Project Manager from HPD explained to Julio that there are two bills, Assembly and Council. Mayor's Task force recommends expanding the parameter of the bill. Neither the standing or the proposed bill includes WH-1. Julio Rodriguez suggested that the committee recommends the CB12 to veto Lopez' Assembly and will try to get in contact with the executive commissioner for permission in attending the hearing. Edith Prentiss second the motion.

Meeting adjourned at 9:30pm

Economic Development Committee, Community Board 12 (Manhattan)
April 17, 2007

COMMITTEE MEMBERS PRESENT

Julio Peguero, Chair
Tony Lopez, Ass't Chair
Helen Morik
Rita McKee
Ruddy Santana

COMMITTEE MEMBERS EXCUSED

Helen Morik
Janifer Wilson

BOARD MEMBERS PRESENT

Manny Velazquez, Chair
Dora Maria Abreu

Guests: Arnaldo Cortorreal, President Professional Car & Limo Services; Arnaldo Cortorreal Jr.; Professional Car & Limo Services; Brian Washington; Partner No Parking; Mohamad Khatib, Quick Seafood, 104 Dyckman Street

Welcoming and opening remarks by Tony Lopez, Assistant Chair, at 6:23 PM for the rescheduled meeting set for 6:00 PM.

Since the only interested party present at that time was Professional Car Services, represented by Arnaldo Cortorreal and its President Mr. Cortorreal, applying for renewal license, the assistant chair Lopez asked them about their business and Mr. Cortorreal senior spoke of the services they provide to seniors and Dialysis' patients and community at large residents and visitors. They also provided the committee with letter of support from Settlement Health, Community Premier Plus and The Bronx Defenders. Both Professional Car Services and Family San Juan Car & Limo provided proof of ADA licensed vehicles. The motion to vote was on the floor for both Professional Car Services and Family San Juan Car & Limo Service and were approved by all four (04) members present with the observation that it was approved pending Police Precinct report.

At this time the chair Mr. Julio Peguero joined the meeting, but Mr. Lopez continue to run the meeting and at this moment Mr. Washington, owner of NO PARKING came with his associate. The committee asked some question of ownership and about an incident in the past were a woman was killed in front of premise. After discussions and explanations, the committee members, now five (05) with Mr. Peguero present, all five (05) voted to approve pending the police report, since none of the precinct were present. The arrival of Mr. Mohamed, in the agenda for a New Beer & Wine license for Quick Seafood Ltd. moved the agenda to review its application. After a couple of questions from committee members Mr. Mohamed Khatib spoke about his experiences and others businesses ownerships in the area. His application was approved by all five (05) members pending Police report. Also present (late arrival) was a representative from La Oaxaquena Restaurant that was also approved by all five (05) members pending Police consent as well.

At about 7:15 PM both precinct 33 and 34 representatives Capt. Ventrilla and Community Affairs Police Officer Dejesus, 33rd Precinct and Crime Prevention Police Officer Kelly, 34th were present along with and review all applicants in schedule and consent to all after one consultation on No Parking license application.

Conclusion: All application for New or Renewal were approved except the Mario Diaz, 4235 Broadway, seeking New Restaurant Beer & Wine license. They were not present. Community Board Chair Mr. Manny Velázquez spoke with the Precincts representative as to develop a faster and more effective way of interacting with the proper information between the board and the precincts, they all agreed.

At about 7:19 PM Eco member Ruddy asked for a motion to close because there was a following Executive Board Meeting, after checking the agenda, the motion was approved and meeting call to closed at 7:22 PM by presiding chair Mr. Tony Lopez.

YOUTH & EDUCATION COMMITTEE MINUTES (DRAFT)

April 11, 2007

COMMITTEE MEMBERS

Cleofis C Sarete, Chair
Albania Jimenez
Maria Luna
George Espinal

COMMITTEE MEMBERS ABSENT

Jackie Rowe Adams
Jose Lopez
Carol Mulligan

C.B.12M STAFF PRESENT

Adolfo Cuevas, Community Service Aide

GUESTS: Deborah Seidel-Everybody Wins, Mike Fitelson-Uptown Arts Stroll, Alice Younger-Rena Daycare, Sheila Willard-Rena Daycare, Leonidas Valenzuela-Rena Daycare, Angela Ortiz- Inwood Community Service, Vincent Villalba-Columbia University Community Affairs, Roberto De La Rosa-Parent Advocate District 6

Meeting called to order at 7:10 pm by Cleofis Sarete, Chair

The meeting began with Committee Chair, Sarete welcoming everyone to the April 11th Youth and Education Committee meeting.

Everybody Wins

Tom Schroeder, Program Manager & Debra Seidel, Executive Director

Aisha Harden made a presentation to the committee about "Everybody Wins", which is a national nonprofit network organization that looks for volunteers to spend time in public schools reading to children during their lunch hour. The organization has worked with employees from corporations before in where these employees, during their lunch hour, read to children in the nearest public school to them. "Everybody Wins" would like to participate in the public schools in the Washington Heights area. Manny Velazquez invited "Everybody Wins" to the General Meeting on April 24, 2007 to speak more about the organization.

Annual Arts Stroll

Mike Fitelson, lead organizer, spoke briefly about youth opportunities during the 5th Uptown Arts Stroll. One opportunity will be creating giraffes for a community event lead by City Life is Moving Bodies in collaboration with Creative Arts Workshop. They will be creating a baby, mother, and father size giraffe from Central Park all the way to Inwood Hill Park. The Parks include Central Park, Morningside Park, Jackie Robinson Park, Highbridge Park, and Inwood Hill Park. The youth would have the opportunity and ability to create giraffes with other youths.

Mr. Fitelson also touched upon whether we should create a youth council for arts; already being an adult network of artists in the community. The committee discussed the search for a new method promising youth involvement in the arts. Ms. Sarete recommended Mr. Fitelson to contact committee member Albania Jimenez, who works with LINC as Literacy Coordinator and President of a non-profit organization called Latinas En Accion "LEA", and George Espinal, who is President of a non-profit/block association organization and works with a lot of youths in the community.

Day Care Center

Alice Younger, Day Care Director, along with members from R.E.N.A. Day Care Center made a presentation to the committee to renew their application for their facility located at 639 Edgecomb Avenue. Their lease is up on March 2008. The committee decided to table the Day Care Center Renewal Resolution to May, for further investigation and finalize a resolution for the May's Committee meeting.

Albania Jimenez is postponing the May Fair to June 2nd, 2007; to team up with more organizations. Location is to be discussed. Contact Albania Jimenez for more information.

Resolution for DYCD Youth Program funding

	Yes	No	Abstain
Committee members:	4	0	0
Public Members:	1	0	0
General Public:	5	0	0

Meeting adjourned at 9:15pm. Respectfully submitted by George Espinal Transcribed by: Adolfo Cuevas, Community Service Aide