

**Community Board 12, Manhattan**  
**General Meeting – April 27, 2010– Russ Berrie Pavillion**  
**Irving Cancer Research Center**  
**1150 St. Nicholas Avenue**

**PRESENT (36)**

Jackie Rowe Adams	George Cruz	Maria Luna	Andria Reyes
Richard Allman	George Espinal	Glenda Swanson Massa	Angela Sanchez
Frank Alvarez	George Fernandez	Jasmine Moy	Steve Simon
Anita Barberis	Fé Florimon	Edgard Nau	Raybbin Vargas
Wayne Benjamin	Julissa Gomez	Cheryl Pahaham	Gloria Vanterpool
James Berlin	Melanie Hidalgo	Pam Palanque North	Joe Wojak
Isaiah Bing	David Ernst Kach	Elizabeth Pepin	
Emilia Cardona	Rabbi Yosef Kalinsky	Edith Prentiss	
Cynthia Carrión	Elizabeth Lorris Ritter	George Nelson Preston	
Martin Collins	Rafael Lugo	Zead Ramadan	

**EXCUSED (4)**

Rolando Cespedes	Tony Lopez
Nicole Foster	Helen Morik

**ABSENT (10)**

Rev. Antonio Almonte	Carole Mulligan
Juan Carlos Alonzo	Ángelo Ortiz
Leonardo Blackman	Audrey Perez
Mireya Cruz-Diaz	Alyce Smmith
Manny De Los Santos	Julio Tejada

**I. Call To Order / Llamado Al Orden**

The Chair, Pamela Palanque North, called the meeting to order at 7:15pm.

**II. Adoption of the Agenda / Adopción de la Agenda**

Elizabeth Lorris Ritter motions to adopt the agenda.

**III. Adoption of the Minutes / Adopción de los Minutos – Approval of Minutes – March, 2010**

Minutes adopted by Wayne Benjamin with corrections, Elizabeth Lorris Ritter seconds

**IV. Chair's Report / Informe del Presidente: Pamela Palanque - North, Chair (7:28PM)**

Welcome to **new members**: Frank Alvarez, Mireya Cruz-Diaz, Manny De Los Santos, Fé Florimon, Angelo Ortiz, Angela Sanchez, Alyce Smith, Julio Tejada, Raybbin Vargas. And thanks **departing members**: Manny Valazquez, Rafael Osorio, Albania Jjimenez, Ingrid Dominguez-Brito, Ramona Gomez and Father Almonte. Welcomes back former members that are now serving as **public members**: Dora Maria Abreu (Web Team and Youth & Education), Tamara Rivera (Land Use), Ruddy Santana (Economic Development and Housing & Human Services). **New CB12M Committee Chairs and Committee**: Andria Reyes (Chair of Public Safty), George Fernandez (Chair of Street Activity Permits), and CB 12M Immigration Committee.

Highlighted Meetings: Councilmember Rodriguez and Jackson -gain support for key CB12M capital and expense projects (daycare centers and certified daycare providers and additional police) & for Columbia University to honor 1978 agreement to house CB 12M office (equivalent space to 711 W 168th St). Press Conference at Engine 93 to protest closing of Firehouses in CB 12M (urges members to call 311 to protest). Council Member Rodriguez Community Rally to Protest Budget Cuts to Washington Heights and Inwood Community Based Organizations (Thanked E. Cardona & C. Pahaham for support). Meeting with District Attorney Vance and CA Directors to discuss youth gang violence & impact on ygv laws on community youth and families. UMEZ HCDC – funding of CUMC and CUNY Health Sciences Internship & NYPH Lang Program. Submitted CB12M Capital and Expense Budget Priorities to Mathattan Times for Public Review. Negotiations with CEC & Council members to support simultaneous translation at CB 12M meetings, forums and hearings.

Upcoming: April 30 Small Buisness Association – W 181st St BID Review Committee. May 1st – Congressman Rangel's Community Leaders Breakfast. May – Public Hearing on PS 115 physical plant and asbestos reading. June – CB 12M New Members Orientation. Bowling for Haiti proceeds were donated to UNICEF for Haitian Earthquake Relief Efforts and Clean Water Program. Thanked everyone for their work and encouraged audience to continue to be involved!

**V. District Manager's Report / Informe del Director del Distrito: Ebenezer Smith, District Manager (7:36PM)**

Referred everyone to the minutes but highlighted the following areas: CB 12M District Office is posed to be impacted by citywide budget cut, urges members to attend rally planned in front of City Hall. Will keep everyone posted. Announces first Washington Heights / Inwood Go Green Bike Race for Saturday June 19<sup>th</sup> (Ebenezer is very involved in the preparations). Discussed Monte Calvario Church (W 162<sup>nd</sup> St) parking issue with CM Rodriguez. DOT: NYC Plaza Program is looking for a non-profit to take over the design and construction of public areas (deadline June 30<sup>th</sup>). 2010 Census: Washington Heights and Inwood had the highest return/ mail-in rate in the city. Door to door starts next week. Elizabeth Lorris Ritter thanks Ebenezer for noting when meetings will be held offsite and if ID was required.

**VI. Special Report: Election to fill vacancies of Board Secretary and Assistant Secretary – Glenda Swanson-Massa (8:07PM)**

Stated that during the December 2009 General Election we failed to nominate a Secretary and Assistant Secretary, as these key positions are needed for our compliance with the By Laws and smooth operating. Read the descriptions of the positions while ballots were handed out. Announced that Edgard Nau and will be counting. Jim Berlin stated that this process should be formalized and Edith Prentiss motions for the nominations of Sec and Assistant Sec. for the remainder of the year (April 28<sup>th</sup> – Dec 28<sup>th</sup> 2010). George Espinal is nominated for Assistant Sec and accepts. Cynthia Carrion is nominated for Sec and accepts. Both nominees make speeches to the CB 12M Board why they want these elected positions, their commitment and what they bring to the position. Members were asked to cast their ballot. Both George Espinal and Cynthia Carrion won unanimously (each with 29 votes).

George Cruz, Highbridge Canine Club (8:47pm):— Announcing Puppet shows – Sleeping Beauty on May, 22nd 2pm at Highbridge Park.

Jose Adamis (8:50pm): Discussed grievances with Mayor Michael Bloomberg, education department, political rights and personal grievances.

Renee Danger James, Resident (8:52pm): Asking on behalf the West Dyckman Café extension and Shazame. Our neighborhood is a cooperative environment but noise remains until 3:45am. Requests greater representations on the CB 12M for Dyckman area. Greater collaboration between SLA, 34th Precinct, CB 12, and residents. Feels like nothing is getting done. Maria Luna reminds her that anyone can be a public member.

Bill Dunmyer, Resident (8:57) Has observed Mamajuana convert to a nightclub at 12pm, attracting clusters of people at all hours. CB 12 has an opportunity to revoke their sidewalk café. We beg you to not worsen our quality of life by granting another establishment a liquor or sidewalk café. Sidewalk café is set to close at 11pm. I can hear them even when the sidewalk café has closed.

Nadia Parries, We are NY (9:04):— Offers free conversational classes in English. Looking for collaborations, especially organizations that have the space and can recruit 20 participants. Can occur at anytime, but site must provide a TV and DVD player, even treatment facilities.

George Espinal, President of 34<sup>th</sup> Precinct Council (9:05pm) Urged members to attend the 34<sup>th</sup> Precinct Community Council and encourages the West Dyckman Associations to attend to discuss issues and to work with the NYPD.

Rob Isaac (9:07): Mayor Mitchel Square (2 year term) – City of New York has spelled his name wrong. Park signage NOT spelled wrong, Broadway and St. Nich. DOT will need to be contacted. CB12M will follow-up.

Jose Sandouxll (9:09): Thanks everyone for their work, Questions why only attacking the Dominican establishments are being targeted as negatively impacting community. He is asking that we all work together, these establishments give jobs, and that help the development of the area.

Liz Lorris Ritter (9:12): May 16th 3:30pm Cornerstone Chorale concert on 190th Street will be 20th year concert will include very diverse program.

Jay Diaz West Dyckman Association and resident (9:14pm): On Monday, April 26 at 5am witnessed workers of Naomi Juice Bar (on Dyckman b/w Broadway and Seaman) assaulting a young man. Has also seen drug dealings and prostitution in the area.

Emilia: This is evident of our need of services to NYPD and FDNY; continue the conversation at the next EDC.

Gino Hernandez, Parrilla Restaurant (9:21pm): Family restaurant for 20 years. New menu and images, always looking to serve we do not have karaoke, music blaring. Need liquor license to compete in the area. Ask me in person at any time – employee 16 (3920 Broadway btw 164th & 165th).

Maria Hernandez, Parrilla Restaurant (9:25pm): Community needs more family-friendly restaurants. Thanks CB12 & the community for their support.

Antiono Lopez, Mamajuana café (9:26pm), We are here in good faith and willing to cut the space of sidewalk café, 10pm we will inform client has an hour to wrap up. We cannot control that our success has attracted large audiences and growing. How do you respond to allegations? – Up to the 2am we have tried to keep the noise down, with plastic barriers. What time do you stop serving liquor? At 1am (Although, liquor license ends at 4am)

How are you dealing with double parking and music? On staff we have an ex-cop telling clientele to keep it down. Have you had meetings with the West Dyckman Associations about the issues so that there is more? Establishment stated he has not come out, closes the kitchen at 12pm and last drink at 1am.

Carmen Acosta, Healthcare Education Project (9:36pm): Welcomes new CB 12 members and thanks the public for staying.

Ruben Vargas (9:39pm) urges the removal of charter schools cap.

Maggie Clarke, The Ring (9:41pm); Urges CB12M to have more residents from Dyckman on board. All the new establishments are trashing the area and residents are leaving the area. Looking to the Board to do their responsibility and be our voice. Sidewalk café encroaching 60% of the sidewalk.

#### **X. Representatives of Elected Officials / Representantes de Oficiales Electos (3 minutes / 3 minutos )**

Socrates Solano for Congressman Charles Rangel (9:44): Welcomes new members. Encourages members to attend May 1st community leadership breakfast, 9am meeting will discuss candidly about the Healthcare plan, immigration reform, and Congressman's future plans. Also discussed the Post Office on 180th Street: Thanked Liz Lorris Ritter for all her Tweets and Facebook posts. Agreed to 2-year lease to Post Office General promised to improve service and have a presence in the community. We are number one for Census responses. Pending issues in congress will be discussed at community breakfast on the 1<sup>st</sup>.

Yuvelqui Rivera for NYS Senator Eric Schneiderman (9:48pm) Referenced the report and highlighted new bill on immigration fraud and the concern of the Arizona anti-immigration law. Congratulated new members on their appointment. Will follow-up with the Board regarding finalizing the state budget.

Frank Hess for NYS Assemblymember Herman D. Farrell, Jr. (9:50pm): Governor allowed for highway funding completion of Alexander Hamilton Bridge. 9 Billion shortfall are in negotiations. On May 15th will have all the income about Tax information.

Juan Rosa for Council Member Robert Jackson (9:52pm): Welcomes the new members Council Member Jackson regrets not being able to attend. Highlighted the 5 pieces of legislations CM Jackson reintroduced in the City Council.

Steve Simon – Applauds Committee for this resolution. Need to write in volitions, consider modification does not require violations (need violations to be written). Unannounced building inspectors. Tracking the calls only tiny fraction complaints get investigated. HPD needs to be more proactive by using 311 data. Repeat calls the 311 should initiate inspection that then violations then do building wide inspections. George Fernandez: Notice to landlord, no follow-up can we add a follow-up clause. Rabblyn Vargas: 311 does not have a structure to report data and follow-up. David Ernst Kach: 311 routes the calls to agency. Jim Berlin: Perhaps best if more vague.

**Parks & Cultural Affairs:** Elizabeth Lorris-Ritter, Chair (10:57PM)

1. Resolution regarding Coogan's Salsa, Blues & Shamrocks 5k Race. PASSES: 28 – 0-1-0

Coogans 5K race has been a great staple in the community. It would take 3-week timeframe for proclamation to be issued.

2. Resolution regarding Columbia University Development at Baker Field. PASSES: 19– 1- 5 – 4

Columbia University (do not expect to get all this, but needed to make sure they knew all the concerns community has with the park. Wish list maybe too demanding perhaps is best to make it a suggestion. Asked by more than one agency to dream big so it can be discussed. Columbia has been squatting on City land and public access. Wayne Benjamin - Waterfront zoning would require that Columbia is still negotiating with Parks on how it was going to settled. Julissa Gómez calls the question: 11:08pm

Elizabeth Lorris-Ritter: Next committee future of Northern Manhattan Parks

**Traffic & Transportation:** George Preston, Chair, refers to the minutes. Reminds members that if they would like to get the traffic study send request to [trafficstudy@gmail.com](mailto:trafficstudy@gmail.com)

**Concerns of the Aging:** Gloria Vanterpool, Chair (not present- referred to minutes)

**Youth & Education:** George Espinal, Chair

Next meeting will discuss the NYPL, presentation by HS Superintendent, and discussion on PS 115 public hearing asbestos in building.

**Land Use:** Wayne Benjamin, Chair, refers to the minutes

**Health & Environment:** Steve Simon, Chair, refers and suggests that all review the minutes

**Public Safety & SAPO:** George Fernandez, Chair: Next meeting will discuss the Mayor's office initiatives and BID pedestrians SAPO task force new chair to talk about quality of life in area.

## **XII. New Business/ Adjournment – Asuntos Nuevos / Clausura (11:17 PM)**

New published directory of CB 12M members in packet, if the number is not accurate please contact board office to have it corrected

Maria Luna: Daily News article about the CUNY Immigration center please contact the center for more information.

Motion to adjourn the meeting.

Respectfully submitted: Cynthia Carrión

**Public Safety Committee Meeting Minutes**  
**April 7, 2010**

**Committee Member**

Emilia Cardona, Chair  
Andria Reyes  
George Fernandez  
Frank Alvarez

**Committee Absentees**

George Cruz  
Julissa Gomez

**Board Members Attending**

**Guests:** Monica Tavares-Mayor's Office, Candice Delevante-Resident, Samuel Richardson-Project Renewal, PO Francisco Rijo-NYPD/PBMN, Lt. Nunez, 33<sup>rd</sup> Pct, PO. Robinson-Hewitt-33Pct. Joselinne Minaya-DA's Office

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**Ms. Cardona, Chair convened meeting 7:20.**

The response from the precinct officers, to graffiti on the roof at 614 W 157 St. was that it is not gang related, but Hip Hop related. It was reported by one of the officials at the meeting that the graffiti law changed today, April 7. The official reported that from now on people should call 311 to make a report. Property owners are expected to take action. If they do not, then the City will step in and clean. The landlord will receive notification from the City when it takes the cleaning over. The discussion item on the agenda regarding pedestrian streets was postponed until the May meeting because neither of the agencies that had requested said streets was present.

The Chair asked the representatives from the Police, DA's Office and the Mayor's Offices some questions that led to a brief discussion about the Board's concerns. It was felt by the Street Activity Permit Task Force, which is still chaired by Ms. Cardona, that DOT should have at least informed the Executive Board that they was planning pedestrian streets with some of the community based organizations.

We like to keep the lines of communication open so that we can be prepared for anything that might occur. Several concerns voiced were:

- What kinds of activities would be held on the closed streets...from 181 to 183 and St. Nicholas, 157 and Morgan Place?
- How would the buses that traffic those streets be diverted?
- Would extra police be available for 157 Street which has the #1 subway entrance there and where lots of youth congregate?

The response to these concerns were:

- DOT knows how to manage traffic
- Police said they would have to see if they would get officers to patrol these activities

Lt. Nunez from the 33<sup>rd</sup> Pct. reported that they had closed an establishment called Deja Vu in the last month. Noise and brawls led to their closure. He stated that there are too many places licensed as restaurants functioning as "clubs" and creating disturbances. He stated that the police contacts the SLA and other agencies to get these places shut down as soon as possible. The Police are very proactive with these problems in the 33<sup>rd</sup>.

The chair suggested that perhaps the restaurant owners could be invited to one of the committee meetings to discuss ways they can reduce the number of noise disturbances from patrons.

Police report: Crime in the 33rd has increased this year: robberies, assaults, felonies have gone up by 3.8% Reported auto break-ins have increased along Riverside Drive and Edgecombe Avenue. There have been two stabbings this year.

When asked about noise from restaurants in the 34th Pct., Captain Navarro answered that they follow the same procedures as the 33rd.

He reported that there are youths who might be from Dyckman and Nagle robbing people of their electronic equipment, specifically smartphones, on the streets. It is possible that local merchants are buying the electronics from the kids and selling it. He also reported that 3 young people were arrested in connection with the assaults to women over on Bennett Avenue. One of the youths was only 12 years old, the other two were under 15 years of age.

A member of the public wanted to know if these robberies were gang related and if there was a unit that dealt with gang issues. The answer was, "yes, but it is a much bigger unit; it operates out of the Borough Patrol."

The DA's representative, Ms. Joselinne Minaya, reported that of the two homicides, one person was arrested, (he later committed suicide) and the other is still under investigation.

Her office is partnering with the 34th precinct to present a gang workshop to teach parents how to identify signs of gang activities that can help them to determine if their children might be involved in a gang.

A member of the committee wanted to know if there were any programs to help young people stay out of gangs/trouble?

The general response from most present was that parents were the first line of defense against gangs and other delinquent behavior.

Ms. Minaya announced the 25th Annual Crime Victims Candlelight Vigil on April 18 at the Collegiate Church at 77th street and West End Avenue.

The last speaker was Officer Rijos from Patrol Borough Manhattan North. He stated that Chief Banks is aware of the quality of life issues and is working diligently to ensure that quality of life does not deteriorate in our district.

Meeting adjourned 8:45pm

Minutes respectfully submitted by Andria Reyes, typed by Deborah Blow

## Land Use Committee Meeting – Minutes

April 7, 2010

### Committee Members Present

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
Isaiah Bing  
James Berlin

### Committee Members Absent

Richard Allman

### Board Members

Cheryl Pahaham  
Mireya Cryz

### Public Member Present

Vivian Ducat

**Guests:** Tommy Walker, Pat Quinones-Washington Height Wildcats, Pat Courtney, Gail Addiss, Nadsezhda Williams-Historic District Council, Matt Sloane-Planning Fellow, Barbara A. Jones-Bargoyle, M. Rodriguez, David Thom, Henry Wollman, Pastor Moises & Olga Cabrera-Worldwide Missionary Movement, Ismael Trinida, Triana Pina, Marcia DeLaRosa, Rosa Richiez, M. Polanco, Felicia Barrett, J. Cabario, Chabel Lorenzo, Luiz Martinez, Altagracia Lorenzo, Zhelma Santana, Dinorah Pena, Berta Francisco, M. Perez, C. Molina, Tomos Beafu, Veto Ekin, Gloria Nataniel, Miguelanea Peria, Angel Reyes, F. Perez, Carlos Perez, Marial Diaz, Pedro Diaz, Berenice Contreras, Mercedes Diaz, Marcia Hernandez, Ramona Garcia Paulino Pinales, H. Pinales

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1. The meeting was called to order at 7:15 PM
2. Planning intern Matthew Sloane presented an update on the C8 Districts Proposed Rezoning Study (the "Study") to the Land Use Committee ("Land Use" or the "Committee"). The Study includes modified rezoning recommendations for the C8 zoning districts in Washington Heights and Inwood. There are six C8 zoning districts in Community District 12. For the purpose of the Study the six districts are identified as follows.

District 1- 158<sup>th</sup> Street and Riverside Drive West  
District 2 - Broadway between 173<sup>rd</sup> and 177<sup>th</sup> Streets  
District 3 - Amsterdam Avenue between 179<sup>th</sup> and 181<sup>st</sup> Streets  
District 4 - Broadway between 181<sup>st</sup> and 187<sup>th</sup> Streets  
District 5 - Dyckman Street between Staff Street and Broadway  
District 6 - 10<sup>th</sup> Avenue between Post Avenue and 218<sup>th</sup> Street

The Study recommends that C8 districts 2, 3 and 4 to be rezoned to permit residential and commercial uses, that District 5 remain zoned as C8 and for building height limitations to be imposed and that Districts 1 and 6 to remain unchanged. Matthew's presentation was well received by the Committee. After further discussion it was agreed that the proposed rezoning should be discussed at the May 2010 Land Use meeting with Edwin Marshall of the Department of City Planning ("DCP") and that a resolution should be presented to the full Board in May or June requesting that DCP undertake the work necessary to implement the proposed rezoning.

3. Members of the informal New Historic Districts Working Group presented two proposals for new historic districts.

Gail Addis and Pat Courtney presented a proposal for an Isham Park Historic District. The Committee was advised that Isham Park was the first park gifted to New York City, the property owners were concerned that the pace of development would result in the elimination of open, green space and that in exchange for gifting the land to the City the property owners requested modifications to the alignment of certain streets to prevent new development from blocking scenic views to the Hudson River. It was also noted that the street grid of New York City ended at 155<sup>th</sup> Street and that the northward extension of the street grid was designed as a critique of the neutral rectilinear grid which sought to work with and maintain the natural topography of the island and to maintain scenic views.

David Thom presented a proposal for a Park Terrace Historic District. The proposed Park Terrace Historic District is adjacent to the proposed Isham Park Historic District. The Committee was informed that development in the area began in the late 1800s, accelerated with the subdivision of the Seaman Estate and in a short period of time, from roughly 1910 to 1940, the area was transformed from single family homes on estates to the pattern of development that exists today. The area includes apartment houses, private houses, duplexes / two-family houses and stepped streets. The original architecture of the buildings in the Park Terrace area is substantially intact. It was indicated that while individual buildings in the area may not be architecturally significant the area as a whole documents the history of development in northern Manhattan in the early 20<sup>th</sup> century.

The Chair indicated that, like the recently designated Audubon Park district, both of these proposals tell different aspects of the story of the growth of New York City in the early 20<sup>th</sup> Century and that the Committee looks forward to seeing them developed further. [Subsequent to the conclusion of the meeting the Chair was made aware of a third proposal that was emailed proposal to the Community Board office by a resident, Matthew Spady, who was unable to attend that April Land Use meeting. The proposal outlined an addition to the Audubon Park district. Mr. Spady will be asked to attend a future Land Use meeting to discuss this matter].

4. SoBro, Centro Evangelistico (the "Church") and their architect for the project, Victor Body Lawson Associates, made a presentation to the Committee to update it on the mixed-use development proposed for 1769 Fort George Hill (Block 2170, Lots 180 and 190). The site (the "Site") is approximately 22,000 square feet and is located adjacent to the uptown platform of the #1 train, Dyckman Street station. The Church acquired the Site in 2001. It is currently owned by SoBro, which acquired it in 2007. The SoBro team has presented the proposed project to the Committee at a number of prior meetings. A number of zoning variances are being sought via the Board of Standards and Appeals (BSA) in order to construct a 14 story, approx. 162,000 square foot building that includes residential, religious (new sanctuary for the Church) and parking uses. The maximum size of an as-of-right residential building on the Site is approximately 86,744 square feet - roughly 90 units. The Committee was advised that the development proposal was revised so that the building is 12 stories instead of 14 and that the unit count is 121 instead of 142. The Committee was asked for a letter of support for the BSA application.

The Chair indicated that he has spoken with SoBro on this matter in the past and advised that Community Board 12-Manhattan treats BSA applications the same as ULURP applications, which is to say that once Land Use has received a complete application it discusses the application informally, holds a public hearing to obtain comments, considers and passes a resolution that is then presented to the full Board for its consideration. Given this process a letter of support cannot be provided. The Chair also noted that the proposed story building is still almost twice the height that is permitted as of right and that the concerns expressed by the Committee at prior meeting

regarding the building's height are not substantially addressed by the two story reduction in height.

Paimann Lodhi of the Manhattan Borough President's office explained the technical requirements that must be satisfied in order to qualify for BSA variances and questioned if the project satisfies all of the criteria. The SoBro representatives indicated that in their preliminary discussions with BSA it as been indicated that project does meet the required criteria. It was noted that in a similar project, i.e.: 37 Hillside Avenue, the applicants were also advised in preliminary discussions with BSA that the project met required criteria but ultimately the project was not approved.

The Pastor of the Church indicated that the Church has programs that benefit the community and that many church members live in the community and are in favor of the project. The Chair indicated that is was important for SoBro and the Church to outreach to local residents who are not members of the church in order to get their feed back on the proposed project. The Chair also noted that it would be counter-productive for the Committee to be informed in a Public Hearing that local residents who are not church members are learning of the project for the first time at the hearing.

5. After further discussion of the Fort George Hill BSA matter the meeting adjourned at 8:45PM.

Respectfully submitted by Wayne Benjamin



**Traffic & Transportation Committee Minutes**  
**April 5, 2010**

**Committee Members Present**

George Nelson Preston  
James Berlin  
Edith Prentiss  
Anita Barberis

**Committee Members Excused**

Rabbi Yosef Kalinsky

**C.B. 12 Members Present:**

Obie Bing  
Wayne Benjamin

**Committee Members Absent**

**Staffer:** Deborah Blow

**Guests:** Barbara Snyder – Manager Morris-Jumel Museum; Dalila Hall – NYC DOT; Maurice Bruet – NYC DOT; H-Joon Park – NYC DOT; Josh Orzeck; Gregory Washington; Evelyn Yarn – Jumel/Sylvan Terrace Assoc; Joanni Pello – Jumel/Sylvan Terrace Assoc; Par Russed – Susan Ryan – 30 PTE, NYC; Candice Delavante – Square Foot Realty; John McComell; Marjorie Hoog – Sylvan/Jumel Assoc; Afra Preston – Sylvan/Jumel Assoc; Anthony Clark; Isabel Arcay; Edgar Ortiz; Rafael Duverge; Karen Jolicoeur; Laverne Collins.

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A Quorum was reached at 7:20 PM,

The Department of Transportation, represented by Mauric Bruet, Delilah Hall and Josh Orzeck presented to Traffic Studies of areas long considered problematic by locals.

**Sherman Creek/Inwood Traffic Study**

The study area covers 218th Street on the north, 9th Ave. on the east, Hillside Avenue on the south and west to Broadway and is intended to reevaluate and augment safety and operational improvements proposed in a November 2004 baseline Transportation Assessment for Sherman Creek. The study used photographs, maps and diagrams to explain preliminary designs (PDI) intended “to address problems of safety and traffic flow at high accident and congested locations .” The study also addressed issues related to double parking, bike lanes and curb reconstruction for handicap access.

**Saint Nicholas and Amsterdam Avenues/W 162nd Street Intersection**

In addition to the intersection the study area covers Amsterdam Avenue on the west from 161 St to 163 St, 163 St between Amsterdam and Saint Nicholas on the north, 161 St on the south and St Nicholas Avenue between 161 and 162 Street on the east.

DOT pointed out that there were 23 pedestrian injuries at this site between 2006-2009.

The presentation used photographs, maps and diagrams to explain how DOT would address the issues of “pedestrian confusion, roadbed access, delivery needs, long crosswalks, high speed volumes and yielding conflicts at this skewed intersection.” The plan involves a very slight rerouting of some bus lanes, would improve parking availability slightly, and a slight rerouting of bike lanes. A green area that would roughly occupy the area bounded by Amsterdam Avenue, W 161 St and St Nicholas Ave is proposed.

Two neighborhood groups, Residents of Sylvan Terrace and Jumel Homeowners and Tenants were present. Members of the associations were in general favorable to the rerouting changes. They produced a Traffic and Transit Committee agenda dated October 1, 2007 in which they themselves had proposed the rerouting adapted by DOT. While residents were general favorable to the DOT proposals two issues were raised.

The plan does not take into consideration the immediate need for a crosswalk from the SE corner of St Nicholas and 162 to the triangle separating St. Nicholas and Amsterdam Aves. At present the only way for pedestrians to reach the E side of St Nicholas from the W side of Amsterdam or vice versa is to use two circuitous crosswalks of 100 ft and 105 ft in length combined or 120 ft and 110 ft combined.

The block associations would like to bring the greenway plan for the triangle to the attention of the Parks and Recreation Committee for discussion as how it would be used directly affects them.

There followed a discussion of the issue of double parking by Iglesia Pentecostal Monte Calvaro on W 162 Street between Amsterdam and Edgecombe Avenues. At issue is complaints by the neighborhood residents of double parking on Sundays from about 8-30 AM until 8-30PM and during week nights four days, in the evenings until about 11PM.

The Church and two bloc associations, Residents of Sylvan Terrace and Jumel Homeowners and Tenants made presentations.

Monte Calvario , represented by Mr. Daniel E. Dominguez presented a summary of the church's founding and mission; and its positive impact on the lives of its members. He stated that they had co-existed peaceably in the neighborhood for several years and that they had a written agreement from the police department that tolerates double parking for church activity. The church has "750 members."

The neighborhood associations acknowledged the NYC tradition of permitting double parking in front of churches on Sundays. What they objected to was the excessive hours including weeknights. In the ensuing discussion, the Church appeared not to want to relinquish any double parking for the entire length of the block. After some lively discussion in which the legality of a curb cut-out and homemade "driveway-no parking signs were brought into question, Ms. Isabel Arcay, who also represented the Church stated that they would be "willing to limit double parking in front of the Church and to the end of an adjacent community garden."

Mr. Bruet and Mr. Orzeck of DOT stated that they knew of no legal curb cut or no-parking regulation permitting a driveway at that location.

Board member Yokarina Duarte, in attendance, recommended that the matter of double parking be taken up at a meeting on the topic, addressing several in the churches in the neighborhood, and to be conducted by Councilman Ydanis Rodriguez. Residents of Sylvan Terrace and Jumel Homeowners and tenants objected, stating that this is a case by case issue between. CBM12 Chairperson, Pamela Palanque North stated that the address of Monte Calvario, 465 West 162 Street was not in Councilman Rodriguez' district.

Neighborhood associations reiterated t that they were not against the tradition of double parking for churches

but against the inconvenience of abusively lengthy hours involving up to twelve hours on Sundays and four evenings a week. Committee members Berlin and Barberis stated that they "unequivocally against double parking, that it is dangerous."

When asked the hours of their services or meetings Ms. Arcay provided the following: Sundays: 9AM Sunday School; 10-30AM Morning Service; 2PM Sunday School; 5PM Vespers. On week nights: Tues. Prayer Service, 8PM; Thurs. Inst. for Christian Leadership, 8PM; Fri. Miscellaneous Services; Sat. Service for Youths, 8PM.

Ms. Arcay stated that the

"church would not be responsible for double parking on weeknights."

Other issues raised by the block associations were 1) the need for discussion of Angle parking on W 162 between Amsterdam and St Edgecombe, as part of the plan of the proposed intersection modification, 2) double parking and idling of tour buses on W 10 and 162 Streets. The neighbors asked for restrictive signage. Mr. Bluet stated that no signs were necessary and that it was a question of enforcement of obvious violations. Neighbors stated that as in other parts of NYC signs are needed to remind bus drivers where they can park, no standing and no idling.

Another issue brought up by the neighborhood associations was the lack of concordance between the no parking signs on Edgecombe Ave (parking reserved for tour busses visiting Jumel Mansion) and the operational hours of the mansion. The signs read "no parking from 7AM until 4:30 PM Sundays." But the Mansion is open only from 10 AM until 4 PM.

The meeting adjourned at 10:40 PM

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Respectfully submitted by Chairperson

Community Board 12, Manhattan Parks and Cultural Affairs Committee  
April 7, 2010 (711 W. 168<sup>th</sup> Street)

**Committee Members Present:** Elizabeth Lorris Ritter, Chair; Emilia Cardona; Cynthia Carrion; George Cruz; George Fernandez; David Kach; Jasmine Moy; Zead Ramadan

**Excused:** Joe Wojak; Rabbi Yosef Kalinsky

**Staff:** Paola Garcia

**Guests:** Arielis <lastname illegible> and Jessica Rivera, Municipal Art Society; Ellen Macnow and Jennifer Hoppa, NYC Department of Parks & Recreation; David Nimowitz, Urban Prairie; Mitchell Glenn, Jumel/Sylvan Resident Assn; Jerry Culligan, Rocky's Dog Run; Deborah Cardona, Community Resident; Justin Segal, Community Resident.

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Chair Elizabeth Lorris Ritter called the meeting to order at 7:40 pm with **opening remarks:**

- At the Board's March 23<sup>rd</sup> general meeting, a resolution calling on the State to spare Riverbank State Park from any cuts was passed as an item of new business. As there is no additional news on this item, it is removed from this evening's agenda.
- NYC Economic Development Corporation had a public planning charette to discuss community goals for Sherman Creek waterfront design. The session was attended by over 60 people; multiple break-out sessions for gathering ideas, goals and concerns for the area. EDC will come back to the Parks Committee later in the Spring to share preliminary concept designs, and will hold at least one additional community planning session; they anticipate releasing a final concept proposal in the Fall.

**Highbridge:** Ellen Macnow gave a brief history of the Highbridge, NYC's oldest standing bridge and which was regarded as an architectural and engineering "wonder of the modern world" when it opened in 1848. Community-based efforts to rehabilitation of the Harlem River Speedway began in 1997 and culminated with the opening of the upper Manhattan portions of the Greenway, and renewed interest and attention to Highbridge Park; the initiative to restore the Highbridge itself, as well as the and parks on either end, began in 2001.

- Total funding of \$62 million includes \$49.6m committed by Mayor Bloomberg in 2004 through PlaNYC, \$5m through Representative Serrano, and \$7.2m in other Federal grants. Estimated construction costs are \$45 million, plus design and contingencies.
- Part of PlaNYC is for every New Yorker to be no more than a 10-minute walk from at least one park.
- The renovation of the Highbridge will include restoration and repointing of the existing masonry arches; repainting the steel arch (including lead paint abatement); repair of the existing walkway and handrails; and restoration of the aqueduct lighting.
- New construction includes safety fencing for the walkway, ADA-accessible ramps, educational signage, and (if funding allows) decorative lighting.
- Construction is anticipated to begin in 2011, and be completed by 2013.

There followed a long discussion of safety fencing with respect to aesthetic considerations, about which the committee remains concerned. DPR was urged to be thoughtful in the use of decorative wrought iron, as well as lower fencing which provides unimpeded views while also ensuring public safety. Of particular note is the issue not just of actual safety, but the feeling and the appearance of safety; railings and lighting can do much to enhance the latter as well as the former, but certain kinds of railings also can lead to a closed-in feeling that decreases the sense of welcome and increases foreboding. Ms. Macnow assured that any railings or other protective barriers would have to comply with historic preservation standards.

There was also some discussion of possible uses of the Highbridge for art installation(s) and performance(s), as well as the linkage between the Bronx and Manhattan communities across the river from each other.

There was a preliminary public visioning session in May '07, with two more planned during this phase of design: one in CB12M (at Highbridge Recreation Center on April 20<sup>th</sup>) and one in CB4Bx (at PS11 on May 13<sup>th</sup>) to get additional public input, with anticipated presentation of the project's design/concept in the Fall of 2010. The final design will require approval by CB12M and CB4Bx, as well as the State Historic Preservation Office, and the NYC Commissions for Public Design and Landmarks Preservation.

**Coogan's "Salsa Blues & Shamrocks" 5k race:** There was a discussion about the importance of this event as a source of community pride, the value for public safety and public health, and the contribution the event makes to the programs at the Armory and the National Track & Field Hall of Fame. The event has become quite large – there were 7000 adult runners and 1000 children this year – and profitable for the NY Road Runners while also raising funds for programs at the Armory and the National Track & Field Hall of Fame. There was a strong desire to continue the event annually; to laud Peter Walsh for his efforts in founding it and ensuring its continued success; and to maintain the event's local character even with the NYRR's management of some of the aspects of the adult race. A resolution was discussed and approved unanimously (8 committee members, 6 members of the public).

**Columbia University's Baker Field Park & Building Projects:** There has been much discussion in this Committee, the Land Use Committee and at various public meetings regarding the proposed one-acre park; the proposed new athletic building; waterfront/waterway access in compliance with zoning requirements for construction on waterfront lots; and compensation for the University's rent-free use of public land for its boathouse for many decades. Although response to the proposed park project has generally been positive, there remain concerns regarding security of the new park. Moreover, it is very small in comparison to the size of the overall lot, inexpensive relative to the cost of the overall construction project, makes no compensation for the rent-free land use, and does not provide actual waterway/waterfront access other than visual access. Although public discussion in the six months since CU's initial public presentation of the park plan and building proposal (on 10/6/09 and 11/4/09, respectively) has included general reference to such accommodations as funding of PEP officers for Inwood Hill Park and provision of waterfront/waterway access and programming, it was recognized that resolution detailing a full and complete list of the community's requests would be a helpful step in coming to an agreement. Zead Ramadan noted that the University has been willing to make significant expenditures for community improvement and access to parks – e.g., the proposed \$50million pedestrian bridge to Ft. Washington Park (which ultimately was not built) so they should be held accountable now with Inwood. Other ideas included: open up the boathouse to the public; a public fishing dock for direct waterway access; a public boathouse and boat rentals; renovation to the nearby comfort station to make it ADA-compliant; capital repairs/refurbishment of various ball fields in IHP; educational and recreational environmental programming; additional scholarship funds +/- programming perhaps specific to environmental studies; occasional public use of the new field house for meetings and events; and amelioration of aesthetic concerns in and around Baker Field. A resolution was discussed and approved unanimously (8 committee members, 4 members of the public, with 2 members of the public not voting due to conflict).

**Intersection of St. Nicholas & Amsterdam Avenues at 160<sup>th</sup>-162<sup>nd</sup> Streets:** Community resident Mitchell Glenn attended the CB12 Traffic & Transportation Committee meeting earlier this week at which DOT made a presentation of its suggestions for traffic mitigation at this intersection. Suggestions included making this portion of St. Nicholas Avenue one-way, eliminating the southbound traffic flow; as well as the establishment of two new Greenstreet areas. One of these would be fairly large, about 200 feet long. The auspices were not entirely clear, i.e., what would remain under the purview of DOT, and what of DPR. There was much general interest in and excitement about these proposed plans, particularly since there is a dearth of parks and opportunities for passive recreation in that part of CD12. The matter will be discussed further at the next Committee meeting, on May 4<sup>th</sup>. Ms. Lorris Ritter will follow up with T&T Chair George Nelson Preston.

**Announcement:** Metro waterfront alliance city of water park 2010. July 24<sup>th</sup> Governor's Island of Liberty State Park.

The meeting adjourned at about 9:45pm.