

**Community Board 12, Manhattan General Meeting Minutes
December 21, 2004 (Columbia University Alumni Auditorium)**

Members Present:

Dora Maria Abreu
Jackie Rowe Adams
Mason Almeida
Jacqueline Aristy
Anita Barberis
Rafael Beaumont
Wayne Benjamin
James Berlin
Aidee Camacho

Emilia G. Cardona
Martin Collins
Sybil Dodson-Lucas
Luis Facundo
Peter Ferrara
Leslie Foster
Beatrice Hall
Joyce F. Holland
Mark Levine
José Lopez

Elizabeth Lorris Ritter
Maria Luna
Glenda Swanson Massa
Jay D. Mazur
Pamela Palanque North
Julio Peguero
Zead Ramadan
Barbara Smith Ramos
Nelson Rojas
Cleofis C. Sarete

Steve Simon
Dago Suarez
Milagros Vicente

Members Absent:

Emmanuel Barrientos
Kotie Cannon
Fern Hertzberg
Renato Mena
Helen Morik

Julio Rodriguez
Rose M. Santo (exc.)
Pablo Santos
Llewellyn Seaborn
Bienvenido Toribio
Gloria Vanterpool
Sandra Wachspress
Bishop Gerald Walsh

7:20pm **Call to Order** in the absence of a quorum.

7:26pm: **Chair's Report:** Martin Collins: see attached for complete report; particular mention is made of the following items:

- Thanks to all Board members who have been helping in the office in the absence of staff.
- Gave a brief summary of a full roster of public meetings, hearings and testimony, including 12/1 Audubon/Amsterdam planning forum in the Land Use Committee; 12/2 Community Education Council meeting; 12/6 Youth & Education hearing regarding a proposed school on Dyckman Street; 12/8 Public Safety roundtable on domestic violence; 12/9 WEAFT forum; 12/14 testimony at two different City Council committees; 12/14 presentation by the Department of City Planning re: Sherman Creek; 12/16 Borough Board meeting; and 12/17 FDNY dedication honoring fallen fireman Thomas Brick.
- Extended thanks and gratitude to the DM Search Committee for its substantial work on this process, with especial kudos to Pamela Palanque North for her leadership.

7:29pm: Dr. North gave a summary of the DM Search. After a healthy discussion, it was decided not to recruit during August out of sensitivity to the community. Also there was no budget for advertising. The position was posted in September, with a cut-off date of 9/30; this yielded only 19 resumes, and not enough of high quality. Based on research of other Boards' search processes and salary ranges, the Committee decided to re-post the position with an increased salary range. Reposting, which utilized local papers, NYC papers, the internet and networking, had a 10/30 deadline, and yielded an additional 44 resumes. Dr. North described the ranking forms the Committee used, to include the maximal input from all Committee members through a consensus-based process. Out of 63 total resumes, 11 candidates were interviewed. The Committee hopes by next week to be able to present two or three candidates to the Chair for 30-minute interviews, followed by a presentation to the full Board at a special meeting on January 20th for final selection. The chosen candidate would be subject to a background check by the MBPO, and could be hired by the end of January.

7:41pm: Motion by Emilia Cardona to **adopt the agenda**; seconded by Julio Peguero. No objection.

7:42pm: Motion by Sybil Dodson to **accept the October minutes**, as amended; seconded by J. Peguero. No objection. Motion by J. Peguero to **accept the November minutes**, as amended; seconded by E. Cardona. No objection.

7:40pm: Public Speakers' Session

Judith Schaffner, 1795 RSD Tenants' Association: spoke in opposition to the proposed school on Dyckman, citing numerous concerns with traffic, rodents, structural integrity, pollution and noise.

Alan Ginsberg, Safe Haven Initiative: Thanked the Board for its support of the Henry Hudson Parkway Scenic Byway Initiative. Spoke about clean-up efforts along pedestrian walkway and entrance to Ft. Washington Park from Haven Avenue at 177th Street. Distributed literature and photos, and asked Board for support in this effort. Was invited to next Parks Committee meeting [1/4/05].

George Espinal, community resident: Spoke about new cleanliness initiative in Inwood, and urged Board's support.

Lynn Opinante, NYPL (Inwood Branch): described ongoing programs; gave contact information.

Josh Karan, community resident: Applauds CB 12's recent involvement in schools, especially with respect to the Capital Plan. Is asking Board to amend the resolution under consideration this evening so it doesn't appear to be an outright rejection of what might otherwise be an acceptable site. Hopes that the Board will amend the resolution to reflect consideration not only of the legitimate concerns of community residents (as reflected by a previous speaker), but also other options in the context of a comprehensive plan.

Joe Searles, Harlem Commonwealth Council: this is a community development program with a long track record of business success. He described the 10-week business initiative training program they offer in the evenings. The curriculum includes marketing and other subjects useful to the new entrepreneur. There is a charge for the program, but scholarships are available. He was encouraged to send a representative to the next Economic Development Committee [1/4/05].

8:25pm: **Elected Officials' Reports**

Councilmember Miguel Martinez:

- We are the most overcrowded school district in the Borough. We can build schools or housing, schools or parking, but it is difficult to reject sites and then have the SCA come back and build schools. District 5, to our south, is underutilized, but they won't take our kids. Think about that when you vote on the upcoming resolution.
- Taking an active role in rezoning of Inwood. We need to drive the process, not the Department of City Planning. We cannot give DCP a blank check on zoning – it must be connected to inclusionary zoning and affordability, or he will not support the plan. Property quadruples (or more) in value when it is up-zoned, and we do not want to be priced out of our own neighborhoods.
- Funding a series of quality-of-life public announcements on garbage and noise. Invited Mr. Espinal's participation.
- The upcoming year will be good: many new projects in daycare and schools, but we must be ready to deal with zoning issues coming our way – must not be swept away or caught unaware.

S. Dodson: urged Mr. Martinez not to hold zoning meeting on 1/20/05, in conflict with CB12's Special Meeting to select a District Manager. A: OK.

J. Peguero: echoed concern that we need garages and we need schools and housing. A: agreed, but we really need schools, and we must think outside the box on how to get all of these things for our community.

Milagros Vicente: The Youth & Education Committee is in favor of schools and this resolution does not oppose schools, just this site, which the SCA hadn't studied prior to selection. A: I think the site is good. Traffic is not an issue; ground structure is sound. SCA has reviewed site, and I support it.

Jacqueline Aristy: Did SCA not go through the same process as with the previous site? S. Dodson: regarding structure, wouldn't SCA have to check with DOB, and if there were problems, they would not build, so that is not a legitimate reason to reject this proposal. A: Yes, that's what happened with Bishop DuBois: we can say "yes," but if DOB or DOT rejects the site, then we move on.

8:20pm Sergio Lora, President, Community Education Council: Echoed Mr. Martinez's concerns regarding overcrowding, but busing is not an option. Per the provisions of "No Child Left Behind," we must educate our children in our district. We must expand our focus, not narrow it on our own backyards. Our actions of not addressing our entire community, and of looking only at such personal issues as parking, are detrimental to society.

Jim Berlin: Why is there no legal suit against NYC for not allowing District 6 children to use underutilized space in District 5? A: The politics are complicated. Also, many D5 schools are underperforming, so we don't want to send our children there, anyway.

Steve Simon: What is the extent of the respective Districts' over- and under-crowding? A: The situation is fluid; we don't have exact numbers.

E. Cardona: What is being done in Region X to improve hiring? A: The Region X Superintendent is involved in active engagement of Principals in professional development.

8:32pm Committee Reports

Youth & Education (Milagros Vicente): Introduced resolution regarding proposed school on Dyckman Street. Schools are our #1 priority this year, as in years past. Received information on 10/26 proposing a school at this site. We had a public hearing, which was well-attended, with almost everyone opposed to a school at this location. Please read the resolution, including all of the supporting whereas clauses, and consider it carefully.

J. Berlin: (1) if the site is unstable, DOB won't permit building, so we shouldn't reject the proposal on those grounds. (2) we should not be parochial in our concerns and recommendations.

Dago Suarez: People at the 12/6 hearing were frustrated with the SCA and its non-responsiveness. Does not trust the SCA to make the right choices with regard to siting.

Cleofis Sarete <on behalf of a member of the public>: does SCA listen to CB12, or does it just do what it wants?

Jay Mazur: colorfully expressed his disdain for the SCA is scum of the earth, but doesn't understand why that's a bad site. No one has explained why it's a bad site beyond mere inconvenience. There is a crying need for more schools. Moreover, as to job loss from the loss of a viable business currently at that location, it is true that the garage is an employer and those jobs would be lost, but a school would bring even more jobs to the community, in terms of education, and also construction.

S. Dodson: We must consider the SCA's role, which is to identify sites. They won't build if the site truly is not good in terms of structural integrity or traffic.

M. Vicente: SCA hasn't done studies of this site.

S. Dodson: SCA isn't the only agency with an oversight role. There is also DOB, DOT, and others.

S. Simon: re SCA and listening to CB12, yes, it does: we listed the construction of a school at 204th & Broadway as our #1 capital need, and SCA came back with a proposal for that site. With regard to the specific wording of the resolution on the floor, the following amendment was proposed: strike the second "whereas" clause, since the fact that one of the lots is for sale is not relevant; and insert the following "Be it further resolved": "in the event that the SCA disregards the position of this Board and proceeds to acquire the site, the SCA should work with other government agencies to replace the lost parking spaces in the immediate neighborhood." S. Dodson seconded.

Elizabeth Lorris Ritter: The fact that the building is for sale is compelling, because if it's for sale and SCA doesn't buy it, someone else can buy it, and tear down the garage anyway, and not even necessarily build something that the community needs as much as a school, or a garage. Mr. Simon agreed to withdraw that part of his amendment (i.e., to keep the second "whereas" in the resolution) if the word "only" were deleted; this change was accepted by Ms. Vicente as friendly.

- D. Suarez: spoke against the other proposed amendment on the grounds that if there's no land to build a school, how will SCA or anyone else find land to replace the lost garage for 400+ cars?
- S. Simon: that means that you're in favor of this amendment, which says that if the SCA ignores us and builds anyway, they have to deal with the parking problem that they will have created.
- Aidee Camacho: proposed addition to Mr. Simon's amendment: "...and to address all of the other quality-of-life and environmental issues enumerated above." Mr. Simon accepted this as "friendly."
- Anita Barberis: it isn't a mandate of SCA to look for parking; they will not do this, even if we ask them to in our resolution. S. Dodson concurred.
- S. Simon: SCA has to assess potential acquisition and to propose solutions to any problems or issues that arise in the course of the proposed construction; this is an environmental impact.
- J. Berlin called the question; E. Cardona seconded. Motion failed 13-15-2-0.
- J. Aristy: add "the Economic Development Corporation" to Mr. Simon's amendment; he accepted this as "friendly."
- M. Vicente: add public safety to the list enumerated in Ms. Camacho's amendment to Mr. Simon's amendment; he accepted this as "friendly."
- The "Be it further resolved:" clause proposed to be added by the amendment under discussion now reads as follows: "In the event that the SCA disregards the position of this Board and proceeds to acquire the site, the SCA should work with the Economic Development Corporation and other government agencies to replace the lost parking spaces in the immediate neighborhood, and to address all of the other quality of life, public safety and environmental issues enumerated above." There was some additional discussion as to the efficacy of the amendment, given SCA's narrow mandate, but they all were construed to be in support of the amendment, as amended.
- Wayne Benjamin asked the Chair for information to check with Counsel: does SEQRA compel SCA would need to heed this provision?
- There then followed some discussion about group behavior, and whether or not the behavior at the 12/6 hearing was rude, and, if so, whether or not this was a problem. J. Berlin pointed out that we should all work together.
- There being no further discussion, the matter came to a vote. The amendment passed, 22-4-1-1. The resolution passed 18-8-0-1. (One member left between votes, hence the discrepancy between the 28 votes cast on the amendment, and the 27 votes cast on the resolution.)
- 9:30pm **Executive Committee** (Emilia Cardona for the Bylaws Task Force): Three resolutions were presented which would (1) establish eligibility criteria for prospective candidates for Board Officerships; (2) eliminate the possibility of running for more than one office at a time; and (3) reverting Officers' terms and the election cycle back to a calendar year (January-December), rather than a fiscal year (July-June).
- Mason Almeida: proposed the extension of the current Officers' terms by six months, to accommodate the practical ramifications of changing the calendar cycle; we can't do a 6-month election.
- A. Barberis: the Bylaws Committee was planning to prepare an additional resolution for consideration at the January meeting, to decide if it made more sense to extend the current terms by six months for a total of 18 months, or to hold elections for a partial (i.e., 6-month) term.
- J. Berlin moved to table the 3rd resolution; seconded by S. Dodson. There was no objection, by show of hands.
- The remaining two resolutions passed, 23-1-0-0.
- In the interest of time, all Committee Chairs declined to give reports, but encouraged all Board members to read the minutes in their envelopes.
- 9:40 **Motion to adjourn** by acclamation.

Respectfully submitted: Elizabeth Lorris Ritter, Secretary

TRAFFIC & TRANSPORTATION COMMITTEE
DECEMBER 6, 2004
MINUTES

Meeting opened at 7:10pm. Dago Suarez, Assistant Chair was excused from tonight's meeting to attend a public hearing.

Chairperson gave some updates: West 191st Street IRT Tunnel walk-thru with NYCDOT, NYCDEP, NYCDOS, Community Board 12 and State Senator Schneiderman's Office studied the area on how to maintain it clean, and address the cache basin problem. There was no representative from the MTA. However, all agencies of concern agreed to be involved in this clean-up effort.

Council member Miguel Martinez forwarded a letter to committee asking for support to have no parking anytime signage, east and west on 181st street, 7am – 10am rush regulation and 4pm to 7pm. Committee agreed unanimously to support this initiative.

NYCDOT sent a memo requesting the placement of parking meters on the south side of Dyckman Street between Seaman Avenue and Broadway, and the north side of Dyckman Street between Payson Avenue and Seaman Avenue. Maria Luna asked that we hold a public hearing to engaged a larger community on this issue. The committee expressed having an informational meeting regarding the installation of the meters. Tentative meeting date will be January 3, 2004.

Mini Rivera, Director of Design presented a proposed pedestrian ramp at West 158th Street and Riverside Drive. Questions were asked about access and egress, security. Project will be ADA compliant and begin July 2005, expecting to last for six months. The cost of this project is a million dollar. Access to the park at this point will be closed during construction of the ramp. Committee members asked why construction during the busiest time of the park season. NYSDOT stated this is a time in the process of construction planning. Access to the park will be available at West 155, 151 and 153. Chairperson Aidee thanked Ms. Rivera, and expressed committee's full support. Committee voted unanimously.

Sandra Harris, Columbia University, Director of Community Affairs addressed committee to request a signage change "No Parking Anytime, 8am to 6pm" to "No Parking Anytime with a rider Ambulette Parking Only" because of the increase of Ambulette service for patients to access services at 60 Haven Avenue dialysis center. Ms. Harris is requesting one parking space. A letter of support needed for NYCDOT with the attached hospital letter, and sent to Margaret Forgionne for approval. The ambulette currently takes up to 1 to 2 car spaces. Committee voted unanimously to support this request.

Jenny Torres, NYC DOT community liaison, gave her farewell and thanks for the collaborative work with the board. Jenny provided a brief description of Lee Easeman, her replacement. Mr. Easeman will attend our next T&T meeting.

Eileen Sweeney thanked the committee for approving the New York State Project, and announced that Assemblyman Denny Farrell afforded 10 million dollars to the West 151st Street Pedestrian Bridge and West 158th Street Ramp.

Chairperson Aidee asked that we accept Dago Suarez suggestion to not support DOITT's proposed 36 phone booths locations because of heavy drug activity at all listed locations. Committee's consensus was to not support these locations. Dago will inform DOITT of our decision.

A Public Informational meeting will be held regarding the MTA's plan to implement bus route adjustments on the M101 bus route in the vicinity of Fort George. This meeting will be held at Isabella Geriatric Center on Audubon Avenue in January 2005. Tentative date is Wednesday, January 12.

Reviewed Mail.

Meeting Adjourned at 8:45pm.
Respectfully submitted – Glenda Swanson-Massa

Public Safety Committee Meeting

Minutes

December 8, 2004

Domestic Violence Roundtable

Public Safety Members Present: Dr. Pamela Palanque North, Chair, Public Safety, Mason Almeida, Kotie Cannon, Joyce F. Holland, Wayne Benjamin, & Public Member Ernest McNamee. Committee Member Absent: Bienvenido Toribio, Assistant Chair

CB12 Members Attending: Fern Hertzberg, Jay Mazur, Elizabeth Lorris Ritter, Jacqueline Aristy

In Attendance: Police Officers Emily Lopez, Ana Lowery, M. A. Alvarez, Rebecca Carel, Ft. Washington Houses for the Elderly, Martha Gil & Tony Mota, Safe Horizon, Sarah Banda, NMIC, Ariane Eigler, NMIC, Wendy Silva, NMIC, Nomi Itzhaild, Community Resident, Elbert Garcia, Manhattan Times, Betty Segura, Counselor Advocate DWDC-New Dawn DV Program, Vicente Villalba, Officer Tony Trinidad, 34th Pct., Detective Sean Quinn, Joe McNearney from Councilmember Robert Jackson's Office, Officer Albert P. Triana, 34th Pct., Sgt. Jorge Gentreau, 33rd Pct., Joselinne Minaya, Manhattan District Attorney's Office, Milagros Batista, Alianza Dominicana, Timyiaka R. Thomas, Delta Sigma Theta Sorority Inc. NM Alumni Chapter

Public Session: A community resident reported unsafe conditions at two locations on Haven Avenue. Signs are posted in the lobby of 112 and 110 Haven Avenue stating that there have been individuals presenting themselves as NYPD personnel and trying to enter the buildings by banging on the front doors. It is reported that this occurred at 5:45 am on 11/30 and 12/02.
5:45 am on 11/30 and 12/02.

Officers Lopez and Sanchez from the 33rd Precinct and Joselyn Minaya, from the Manhattan District Attorney's Office took the residents contact information and will follow-up with her ASAP.

Domestic Violence Roundtable:

Representatives from over ten organizations that service victims and families of Domestic Violence and who reside in Washington Heights-Inwood, attended the Roundtable.
The Agenda was as follows:

Definitions of Domestic Violence

Domestic Violence is:

- Family Violence and includes Youth Violence
- It is violence between two people who have a relationship e.g. grand children and grand parents; siblings; married couples; domestic partners, parent and child
- Abuse, verbal and non-verbal
- Form of control over another person
- Involves isolation (many do not see the abuse happening)
- An immigration issue: e.g. holding a persons "papers" and INS status over-their -head
- Intimidation e.g. aggression vs. non aggression
- Illegal when there is a complaint. Complaint makes it official
- Abuse is a legal matter and NYPD must arrest when there is evidence of physical abuse

Law Enforcement I: Police Calls (33rd and 34th Precinct)

- 33rd Precinct receives DV 300 calls per month. Calls are relayed as a “domestic violence dispute”. A DIR (domestic incident report) is filled out. Approximately five of 300 calls are legitimate domestic violence disputes
- For a dispute to qualify as a Domestic Violence Dispute by the NYPD it must be an incident involving married or common-law couples. Couples who share a child.
- DIR database shows that there is 2-3 home -visits for each dispute that is classified and a DVD. Goal is 1x a week, 4x's a month. One month of home-visits per.
- Home – visits are random and are mandated by DV Office. Home –visits control high propensity for DV to occur again.
- 33rd Precinct has 3 Officers and one Sergeant assigned to the DV Unit.
- 34th Precinct has 3 Officers and 1 Sargent
- 1 DV Officer on each tour

Law Enforcement II- Prosecution and the Court System

- Manhattan District Attorney's Office – Coordinates work on each case. Secures a supporting deposition on the incidence/case e.g. Safe Horizons
- No women is turned-away
- No. of DV arrest processed by the Manhattan DA October 2004 55 the same as 2003
- Update on August '04 DV Homicide in WH. Suspect pleaded not guilty. Trial scheduled for Spring 2005
- INS – Attendees reported that both DV suspects and victims are being reported when there is police intervention.. May contribute to reluctance to contact authorities about the situation.

Social and Medical Services and Case Management

- ACS is called immediately to take responsibility for the child
- Whenever a child witnesses violence or is placed in a violent situation this is called “abusive”
- When police remove the child they are placed/held in a youth room until ACS comes
- Police try to avoid handcuffing the ‘perp’ in front of the children
- ACS will come to the scene or home when the child is 10 years and under
- Victim is placed in shelter after incident by agencies and DA'S Office
- When a victim leaves an abusive relationship there risk of being hurt or increases significantly

DV and Culture

- African American women report DV 3- 5 x's more then other women in other racial groups
- Latino women report DV 2 x's more often then white and Asian women

Northern Manhattan 96 Street and up

Reported incidences of Domestic Violence are twice (2X'S) higher for residents living north of 96 Street in Manhattan.

Possible Solutions and Items to be discussed at the Forum

- Services for both the victims, assailant and families are under-funded in WH-I
- 1998 – funding spread out across the boroughs, current administration centralizes all funds (not seen as effective by panelist)
- Best solution for DV is to provide services vs. use enforcement only
- The community should have entire blocks participate in eliminating violence “Anti – violence model blocks”
- Anti-violence programs needed for the 12-14 year olds
- Women feel distraught that they cannot get help - they live in fear
- Elderly seriously overlooked – not recognized as victims of abuse e.g. black eye is accepted as a fall by an older person vs. being hit by a family member. Awareness of the needs of the elderly in this area must be communicated to all.
- No mandated screening for elderly and DV – abuse
- Elderly at risk because often they have the only steady income in a family
- Victims Services now Safe Horizons reported that 85% of the women they see come from abusive situations
- Religious community e.g. Ecumenical Council needs to get involved in DV and intervene in their congregations
- Dept of Aging de-funded the DV program for elderly
- Roundtable participants have to demand funding
- Arrest not the solution but must be done to stop the violence churches and CBO's must intervene
- 34th Precinct started Coalition against Domestic Violence, meets 1st Thursday of the month
- Must be consistent in encouraging youth to seek alternative to violence
- Councilman Jackson and Councilman Martinez trying to do some work on DV
- DV funds not cut but grants in WH-I not re-funded e.g. '02 – 2.4 mil '04- 8.2 mil
- Agencies must creatively share info and services

Next Steps

Coordinate a Community Forum on Domestic Violence with all panelist and their agencies. February is the recommended month. CB12M public Safety Meeting will organize the planning meeting in January and identify a location and resources to conduct the next Forum.

Land Use Committee - Meeting Minutes
December 1, 2004

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
Dora Maria Abreu
Jay Mazur
Peter Ferrara
James Berlin
Julio Rodriguez
Mark Levine

Committee Members Absent

Board Members Present

Martin Collins, Chair, CB 12
Luis Facundo, Chair, CPTF
Jacqueline Aristy, CPTF
Jackie Rowe-Adams, CPTF
Barbara Smith-Ramos
Helen Morik
Steve Simon
Pamela Palanque-North
Mason Almeida

(Note: CPTF = Community Planning Task Force)

Guests: Edwin Marshall-City Planning, Ethel Sheffer-Insight Associates, Emily Sharrock, Jennifer Gibson-Associate Researchers-Insight Associates and Janina Franco, Faye Ramos-Resident, Felix Mata-Resident, Elbert Garcia-Manhattan Times, Francisco Gurman-Harlem CDC, Maritza Mug-Resident, Roberto A. DeLa Rosa-Unico Coalition, Barbara Brennan-Woodrow Court, Inc., Lara Galansky-Resident, Ramos Then,-resident, Lorenzo Alvarado-Resident, Richard Tolvanco-Resident, Yahaira Baez, Fannie Rodriguez-Resident, Maribel Gomez-Resident, Luis Cerda-Resident, Barbara Moore-469 W. 166th HHDFC, Sidney Swana

1. The meeting was called to order at 7:25 PM.
2. The sole agenda item was the Public Workshop for the Audubon Avenue Neighborhood Planning Study. The study area extends generally from West 168th Street to West 184th Street between Amsterdam Avenue and Audubon Avenue. The workshop included a PowerPoint presentation by Insight Associates (Ethel Sheffer) and the Department of City Planning (Edwin Marshall), wall-mounted reference materials (display boards with digital photos of all buildings along Audubon Avenue and Amsterdam Avenue) prepared by Harlem Community Development Corporation and an extensive question and answer session. Guests were provided with an Overview of the Audubon Avenue study and two questionnaires (copies attached) and asked to complete these documents at the end of the Q&A session.
3. It was noted that although zoning in the study area does not permit commercial uses there are 108 commercial uses on Audubon Avenue, 68 commercial uses on Amsterdam Avenue and 30 commercial uses in mid-block locations – a total of 206 retail uses in the study area. A wide range of stores are present but bodegas and beauty salons are among the most common (there are 30 (15%) bodegas/delis/food stores and 17 (8.3%) beauty salons/barber shops in the study area).
4. Insight Associates presented four initial zoning and planning alternates for discussion.
 - a) Re-zone all of Audubon and Amsterdam Avenues (to permit retail use).
 - b) Re-zone those blocks where there are the greatest cluster of retail uses.
 - c) Retain the residential zoning on Audubon Avenue.
 - d) Leave things as they are.
5. City Planning posed five questions for review and comment with respect to rezoning alternates.
 - a) Should commercial activity be conducted on both avenues?
 - b) Is the existing commercial character appropriate for both avenues?
 - c) Should there be more or less commercial activity on both avenues?

- d) Should both avenues be rezoned to legalize existing businesses and possibly encourage more retail activity, or be limited to existing businesses only?
 - e) With respect to rezoning, how would the community benefit? How would local businesses benefit? Are these benefits compatible with each other?
6. Public comments included questions about the rezoning process, how the Audubon Avenue Study fits into the rezoning process and what City actions are required to rezone. Additional zoning-related comments included questions regarding the impact of rezoning on existing businesses, why illegal retail uses exist, the consequences faced by landlords who rent stores illegally, the advantages and disadvantages of the zoning alternatives presented, the impact of zoning on property values/taxes and the ability to create a zoning scenario that would permit only certain types of retail uses. There was extensive discussion on non-zoning matters such as the obtaining greater public participation in surveys for the Audubon Avenue Study, refining the demographic analysis for the study area, code enforcement by municipal departments, availability of funding for small businesses to make improvements, retail rent levels / rent control, quality of life, safety at night, how to encourage business that operate with good intentions and the importance of support and advocacy on the part of elected officials. A draft summary of public comments / questions is attached to these minutes.
 7. Insight, City Planning and CB 12 stressed that the Audubon Avenue Study is not a rezoning plan or even a firm proposal, but rather the beginning of a process that is intended to culminate in a proposal. Participants were encouraged to tell their friends and neighbors about the study and to participate in future workshops and presentations. It was also noted that the many issues raised related to housing, economic development, public safety, etc. should be pursued with the appropriate committees of CB 12 so that these important issues that are not part of a land use / zoning study receive thorough follow-up.
 8. The meeting/workshop was adjourned at 9:10 pm.

Respectfully submitted by: Wayne A. Benjamin