

**Community Board 12, Manhattan**  
**General Meeting – December 16, 2008 – Russ Berrie Pavilion (1150 St. Nicholas Ave.)**

**PRESENT**

|                      |                        |                         |                       |
|----------------------|------------------------|-------------------------|-----------------------|
| Dora Maria Abreu     | Rolando Cespedes       | Ariel Hart              | Pam Palanque North    |
| Jackie Rowe Adams    | Martin Collins         | Albania Lopez Jimenez   | Ines Saldana Olesen   |
| Richard Allman       | George Cruz            | Mark Levine             | Rafael Osoria         |
| Rev. Antonio Almonte | Ingrid Dominguez Brito | Tony Lopez              | Cheryl Pahaham        |
| Anita Barberis       | Vivian Ducat           | Elizabeth Lorris Ritter | Edith Prentiss        |
| Wayne Benjamin       | George Espinal         | Maria Luna              | George Nelson Preston |
| James Berlin         | Ariel Ferreira         | Rita McKee              | Zead Ramadan          |
| Isaiah Bing          | James Freeman          | Helen Morik             | Andrea Reyes          |
| Kotie Cannon         | Julissa Gomez          | Carole Mulligan         | Tammy Rivera          |
| Emilia Cardona       | Ramona Gomez           | Edgard Nau              | Rolando Rodriguez     |

**ABSENT**

Jennifer Araujo  
 Glenda Swanson Massa  
 Ruddy Santana

The Chair, Manny Velazquez, **called the meeting to order** at 7:25pm; absent a quorum, he introduced new members: the Rev. Antonio Almonte, Ariel Ferreira and George Nelson Preston, and welcomed them to the CB12 family. Mr. Velazquez thanked all members of CB12 who have worked hard during the year to move forward the agenda of the Board in serving the community. Noting this was his last Chair's report for '08, he reported:

- CB12 continues to work with Project Renewal regarding homeless services provided in the Armory shelter, and related safety issues.
- CB12 still needs more and better Sanitation services, notwithstanding improved grades on DSNY scorecards.
- CB12's website is now free with DoITT hosting, but it has been slow to get up-and-running. A user-friendly site should be up by January.
- We now have more officers at the 33<sup>rd</sup> & 34<sup>th</sup> Precincts. We must be vigilant to make sure staffing and service hours are not cut back.
- Continuing problems with rodents and other pests, particularly bed bugs.
- Re the Borough President's construction watch task force: PANYNJ, will be appointing a liaison for the bus station project.
- Seeing budget cuts in schools, though we did get two new schools.
- Doing well with the Parks Department thanks in large part to Steve's advocacy.
- Statement of district needs: due to budget cuts, must really be on point to ensure that our highest-priority operating and capital needs are met.
- Public safety: we have been successful focusing attention on the Dyckman Marina, 207<sup>th</sup> & 10<sup>th</sup>, GWHS and other hot-spots. Come spring, we should continue to focus particular attention to enforcement strategies in these areas so that we are ready for summer.
- Encouraged all members, especially new members, to get (and read) a copy of the CB12 planning study; thanked Land Use Chair Wayne Benjamin for his guidance on this study.
- Many successful partnerships with local organizations for such efforts as the taxi drivers' health fair, Coogan's 5k race, Dyckman Institute scholarships, etc.

With the achievement of a quorum, Gerorge Espinal made a **motion to adopt the agenda**, (7:35pm) which was seconded by Pamela Palanque North. Under the Economic Development Committee report, Chair Zead Ramadan added a resolution to reject an application to the SLA for a liquor store at 206<sup>th</sup> Street & Ninth Avenue, and to re-number the other eleven resolutions as #2-12. There was no objection. As there were significant corrections to the November minutes, e.g., inclusion of resolutions of the Traffic & Transportation, Land Use, Housing & Human Services and Health & Environment Committees, this item was deferred to the January meeting.

Ebenezer Smith gave the **District Manager's report** (7:39pm), apologizing for lack of written report, but he was too busy.

- Met with DOT Manhattan Borough Commissioner Margaret Forgione, to inspect sinkholes in Wadsworth Terrace. This has been a problem for months, with DOT and DEP each pointing fingers at the other, though Commissioner Forgione agreed to emergency repairs under the purview of DOT. They also discussed other problem spots, including the need for a traffic light at intersection of Wadsworth & St. Nicholas Aves.
- The Mayor's CAU is promoting use of 311 for complaints regarding the lack of heat and/or hot water which is a serious (if also under-reported) problem in CB12. 311 is the best to report these problems as the information goes directly to HPD.
- Working with DEP and PANYNJ on persistent ponding of water at Wadsworth Ave. & 179<sup>th</sup> St. due to sinking roadway over a PA structure.
- Mistakes on calendar: Street Activities Permit Task Force hearing will be on January 22<sup>nd</sup> not the 29<sup>th</sup>; Public Safety Committee will be meeting on Jan 7<sup>th</sup>, not 14<sup>th</sup>.

**Councilmember Miguel Martinez, 10<sup>th</sup> District** (7:45pm) The Mayor is talking about reducing the size of the next police class. We have to generate revenues to reduce cuts, especially in FDNY, where the Mayor already has reduced five ladder and engine companies, albeit none in CB12. The Council is looking at increasing the property tax to 7% (which is what it was prior to 9/11, when it was reduced to 4%) as well as increasing the hotel tax. The former requires approval from Albany; hotel tax to increase to 2% can be done under "home rule". Just the hotel tax increase would bring in enough money to add another class at the Police Academy. State budget cuts will be \$1 billion, which is a disproportionate cut, especially in terms of its impact on schools under the CFE commitments. Hopefully the stimulus package coming from the federal government may help, but it's not looking good there, either. Also noted support of a resolution regarding rejection of liquor store application, as it is located too close to a school.

**Assemblyman Adriano Espaillat, 72<sup>nd</sup> District** (7:51pm) The Governor's budget is projecting a deficit of \$1.7 billion this year, and \$15 billion next year. Revenues are way down; there is a loss of 60,000 jobs in the financial services sector alone. This is looking like it will be an "L" shaped recession, not a "V" shaped one. The MTA also facing a deficit, and proposing various cost-cutting and revenue-generating measure, including tolls over the East River bridges: University Heights, Broadway, Washington and Macombs Dam Bridges. Held a press conference in opposition to this plan, as it disproportionately will affect out community. Would like to see CB12 pass a reso to this effect from the Community Board opposing these tolls. Also wants to ensure that the "pain is shared proportionately across the board" and "not just on the backs of working-class and poor families" in

NYC. The Smart Energy Task Force is working with non-profits and business owners so that \$1.5 million that finally came from ConEd as a result of the '99 blackout, will support merchants, and provide to them, through a lottery lighting and/or equipments that potentially could reduce their electricity bills by as much as 50%. Audubon Partnership for Economic Development working on this initiative. Nos Quedamos/Project Remain is continuing to work in community and with the Attorney General to push for equitable treatment of tenants.

Rita McKee asked about labor mediator Ted Kheel's transportation plan that, in its latest iteration, provides FREE buses 24/7 and FREE subway at all times other than morning & evening rush hours, along with a hefty (double Bloomberg's fee of \$8) automobile congestion pricing structure for midtown Manhattan (below 60th Street) at all times (versus Bloomberg's 12-hour, 5-day plan). It also includes a taxi surcharge of 25% and a truck fee of \$32, versus \$21 in Bloomberg's plan. It would shorten travel time, reduce congestion, provide free travel with less crowding, replace with cordon fee revenues now generated by MTA fares, plus a host of other benefits – including giving those who can least afford it the transportation they need – which makes the plan perfect for lower-income residents of Northern Manhattan. The Assemblyman was unfamiliar with the plan, but will look into it.

**Nominating Committee (8:02pm):** Jim Berlin, the Board's Parliamentarian, reminded the Board that since the City Charter states that Community Boards can't have secret ballots, all ballots must be signed. If you do not sign the ballot, it will be invalidated. The ballots will be available for review in the office during regular business hours. Also reminded people that in order to win an office, the candidate must receive a majority of the ballots cast; this applies even to a person running uncontested. Anita Barberis, Co-Chair, introduced the candidates, who made brief remarks. Mr. Velazquez highlighted the achievements of the Board in the last two years under his leadership, and cited the need Ballots were distributed, cast and collected, and the Committee excused itself to count them.

#### **Public Speakers' Session (8:46pm)**

Elizabeth Porter, Community Resident: complained about Hispaniola and Fumeé, which are across the street on W. 181<sup>st</sup> St. from the apartment building in which she lives. Fumeé is advertised as a cigar and smoke shop, but she asserts it has illegally evolved into a night club where liquor is consumed. Hispaniola is licensed to sell alcohol, but according to her read of the applicable law, they cannot extend their license to Fumeé, nor can alcohol brought in by patrons (i.e., "BYO") be consumed in an establishment that does not have a liquor license. She asserted that Fumeé operates as a private club on two levels, on street level, and in a "members-only" section upstairs attached to the restaurant, and alleges that NYPD officers from the 34<sup>th</sup> precinct are smoking and drinking there while in uniform. Her daughter was almost arrested while photographing patrons in Fumeé; she was issued two citations for disorderly conduct, both of which were thrown out by the Judge. "This condition is a seriously negative impact on my quality of life." Ms. Porter also questioned how the licenses were issued. Mr. Velazquez encouraged Ms. Porter to work through Public Safety and Economic Development Committees. "We will take these issues seriously."

Ari Hart, Uri L'Tzedek: regarding "Awaken to Justice," a not-for-profit organization formed within the Orthodox Jewish community to extend social justice issues to the larger community. Tutoring offered to local students in WH. In addition to working with the Youth & Education Committee, he is looking for other ways to get involved. Maria Luna: welcome to attend committee meetings, but asked that he not send a lot of e-mails.

Representatives of the Manhattan Christian Academy (MCA), 401 W. 205<sup>th</sup> Street: William Lopez, Normiso Ordoñez, Pastor Bill Devlon, Dr. Richard Bonaface (Principal), Elija Rodriguez (child); Hannah Bonitas (3<sup>rd</sup> grader), Rosalina (also 3<sup>rd</sup> grader); Herbierta Rodriguez, Ramona Rodriguez and Tom Mahairas, regarding proposed liquor store on 206<sup>th</sup> & Ninth Ave.: License applied for without even coming to CB12 for review. Proposed site is six inches away from MCA, an elementary school. Our children use this entrance in the morning and afternoon, and it is right alongside where the liquor store is proposed. Distributed photographs of the proposed site. Manhattan Bible Church has been one block away for 35 years. Site also includes a treatment facility for recovering alcoholics. Speakers included a parent of children at the school: "we are here to build, not destroy." The Principal, Mr. Bonaface, has been at the school, which goes Pre-K to eighth grade, for 20 years. They work and learn and play in this area, less than 200 feet from the proposed store. The door close to the proposed liquor store is not main door of the building, but is the main in/egress for several of the grades. Also speaking were three children, students at the school, who were opposed to the store. "We have enough liquor stores in our ZIP code!" There were many other people from the church and school who were opposed; all implored the Board to reject the proposal. "We happened to find this application on the internet; we think it's rude that they didn't come to the Board." Steve Simon: asked if the proposed liquor store would present a problem for the church's "Love Kitchen," which serves the homeless, many of whom are dry alcoholics. A: Yes, we feed over 120 people a hot meal every day, and also provide meals at the street-end parks on 202<sup>nd</sup> Street, as well as feed 500 people three times/month with bagged food from a food pantry. This is all only a few feet away from the proposed store. Helen Morik: how did this happen? What was process? A (Mr. Ramadan): no application was given to our Board, and we never received any documentation from the SLA; we only heard about it when someone from the church came to our Committee meeting. Ms. Morik: clearly this application is in violation of SLA law since it's less than 200 feet from a church. A (Pastor Bill): law speaks to 200 feet for consumption, not clear if sales are permitted. Mr. Ramadan: regardless of law, we can cite our opposition to the business even if it is permitted by law.

Louise Malcom, Community Resident: Xpress transportation plans to put a livery base station right outside her building, 958 St. Nicholas Ave. at W. 158<sup>th</sup> Street. She is concerned about the noise. Maria Luna suggested that she work with precinct on enforcement issues.

Alexis Betancourt, Owner, Xpress Transportation: located at 958 St. Nicholas Ave @ W. 158<sup>th</sup> Street. Spoke regarding his application for a TLC license. Trying to give good service to the neighborhood. Understands that there are concerns regarding the noise. We have petitions of support from over 200 area residents. We have rules in place to ensure compliance with noise and loitering regulations so as not to disturb neighbors. Showed signage which will be posted. There was some cross dialogue between him and the previous speaker; he gave his assurances, for which she thanked him.

Ruben Dario Vargas: regarding toll bridges, he is concerned about negative impact on this community. Pursuant to Title VII of the Civil Rights Act of 1964, when a government measure or policy will disproportionately impact a community, it amounts to a discriminatory impact. This community will bear the burden unfairly. Would like CB12 to pass a resolution opposing these tolls. I would support the commuter tax, or congestion pricing for downtown, but not this.

#### **Elected Officials' Representatives' reports (9:20pm)**

Frank Hess for NYS Assemblyman Herman D. Farrell: extended wishes from Ms. Farrell for a happy and healthy New Year. Assemblyman Espaillat gave you all of the bad news, which I will not repeat here. If there's anything we can do in terms of you wanting to communicate any specific ideas to us, let us know. Dr. North: at his town hall meeting, Assemblyman Farrell invited an MTA representative to talk about proposed fare hikes; is there any way CB12 or at least our Traffic & Transportation Committee Chair can have access to that person? A: It was the Transit Authority President; he gave report on goals and promises in terms of rehab and maintenance. They made promises particularly regarding better notification to community of service changes. For example, the A train has not been running on weekends for almost a year. These schedules have been altered due to lack of funding. Some projects will be scaled back. I will get a copy of his presentation to the board by the beginning of the year. Ms. McKee asked if the Assemblyman is familiar with revised plan by Ted Kheel as described previously. A: I will make the Assemblyman aware.

NYC Councilmember Robert Jackson: as new district liaison Abigail Cole began her report, the Councilman himself arrived and made his own remarks. Busy downtown today, and the next three days will be crazy: because of the budget cuts, we are in budget mode as in June. There is talk amongst my colleagues not to increase the property tax back up to 7%, and this would be a big no-no, as this would cost the City about \$600 million. I am working with the Black & Latino Caucus on this, as well as on the Council's Immigration & Opportunity Initiative funding. Last year the Initiative got \$11.2 million; this year it's down to \$5 million (Manhattan's share is \$920k, divided among 10 representatives). Councilmember Martinez's is #1 district in NYC; mine is #2 for immigrant population. The Council gave each district an even base allocation, with additional funds going to the highest-need districts. It is important to collaborate with neighboring Council Members to pool resources for borough-wide and other large organizations. With regard to the pending bill changing the civil service residency requirement, which would enable DC37 members who have lived in the city for at least two years while working for the City to move to neighboring counties. I am opposed to this bill if it allows people who don't live in the City to take municipal jobs. The Mayor says he will veto this compromise bill. Also noted a recently-aired segment of the TV news show, "60 Minutes," regarding additional anticipated failures in the residential and commercial loan markets. In these failing economic times, we must network with each other and help each other out. Noted upcoming events; distributed flyers. Ms. Luna congratulated Councilman Jackson on recent recognition by the PLD for his work in the Dominican Republic bringing healthcare to Brothers & Sisters of Jaina.

#### **Committee Reports (please note in addition to Committee minutes) (9:37pm):**

Zead Ramadan for Economic Development: announced that the garage at Staples will be applying for a permit to add four new floors to its facility. Its infrastructure was built with expansion in mind, and is strong enough to support this addition. Also announced that the TLC is requiring that new and renewal applicants must now fill out a form with specific information regarding their license requests; if this is missing from the application, it is grounds for rejection. This will help to avoid the kinds of problems found with the SLA application for a liquor store next to MCA.

William Dunmeyer, community resident: <inadvertently omitted from the public speakers' list earlier in the meeting> Lives near intersection of Dyckman & Seaman; came to October meeting to discuss noise and other quality-of-life problems in the neighborhood which mostly stem from Mamajuana Café: the neighborhood became open-air carnival due to noise of revelers and vehicles. It is mostly not Mamajuana customers per se, but passersby who come for the atmospheric nightlife. Of particular note are passing vehicles, long after Mamajuana has closed. Working on strategy on how to become more involved; we need a member of the board who lives near us to become our partner so that we can interact with the Board. Tammy Rivera volunteered to be in touch with the group. Ms. Prentiss: how about if someone from your group became a member of the Board? Ms. Luna amplified with suggestions on how to do this, including having residents rotate in attending various CB and precinct community council meetings. Wayne Benjamin suggested that Mr. Dunmeyer et al. reach out to the District Manager, whose job is to work with community members on these sorts of problems.

(9:45pm) **Nominating Committee, Part II:** Ms. Barberis announced the results. With 46 ballots cast, the votes were as follows:

**for Chair:** Manny Velazquez received 41 votes; Rita McKee received 5 votes

**for First Vice Chair:** Pam Palanque North received 28 votes; George Espinal received 16 votes.

**for Second Vice Chair:** Cheryl Pahaham was running unopposed and received 44 votes

**for Secretary:** Elizabeth Lorris Ritter was running unopposed and received 43 votes

**for Assistant Secretary:** Carole Mulligan was running unopposed and received 44 votes

**for Treasurer:** Edith Prentiss was running unopposed and received 43 votes

Ms. Barberis thanked her fellow committee members: Richard Allman, Emilia Cardona, Albania Jimenez Lopez and Nelson Rojas.

#### **Resumption of Economic Development Committee report (9:45pm)**

There ensued a brief discussion of the resolution regarding a new SLA liquor store license application for 206<sup>th</sup> Street & Ninth Ave., which rejected the proposed store in the strongest possible terms. The resolution passed unanimously (41 votes).

There followed a discussion of the resolution regarding a TLC permit for Xpress Transportation. The proprietor assured the committee that they would abate as many noise issues as they can. They expect to start with 15-20 cars and will be subcontracting to a vendor with accessible vehicles. Mr. Benjamin: is this a new business? A: this is a new application, not a relocation of any other business, although all of the principals have experience with other companies. A (Mr. Betancourt): I've been in business for almost 5 years, formerly with Washington Radio Dispatch, as a driver and also a member of its disciplinary committee. Gloria Vanterpool: what other services are you proposing to offer to the community: international calls, tax returns, driving school, courier service, internet/fax, etc. The base station has two floors (ground floor and basement). Dr. North: you have signage in the base station for drivers to control noise, but how will you get feedback from residents of the building if there are problems? A: we will



meet with the drivers, and also reach out to the building residents. We also will have a disciplinary committee. I will also put a suggestion box for feedback. Steve Simon (question from a member of the public): there is a contradiction in hours listed on the screen: is it 24-hours or 9-5? A: livery service is 24-hours; multi-service is 9-5. Ms. Barberis: will you have any hybrid cars? A: about half. For our drivers, town cars are too expensive to maintain. Ms. Barberis: How many livery cars in the community? A (Mr. Ramadan): about 2,000. Ms. Luna spoke in support of the resolution. Ms. Prentiss: wearing my DIA hat, I am very pleased about owner's awareness regarding accessibility issues under TLC regulations. Mr. Benjamin: echoed Ms. Prentiss' comments not only regarding disability issues, but also the respect he showed to the public member earlier in the meeting.

Regarding liquor applications, the only discussion item was to note that the owner of Carnival lives in the building; it is right down the street from the precinct. Inspector Capul checked it out, said it looks like a clean place. Ms. Prentiss noted that the establishment has accessible bathrooms.

There being no further discussion, the remaining resolutions received yes-no-abstention votes as follows in a roll call:

- #2 NO OBJECTION to TLC approval of new license for Xpress Transportation 31-1-0-0.
- #3 NO OBJECTION for new SLA On-premise Liquor license for Carnival Latin Bistro (4325 B'way btw 184/185) passed 30-2-0-0.
- #4 NO OBJECTION for new SLA Restaurant Wine license for El Viejo Jobo (231 Sherman @ 207<sup>th</sup>) passed 31-1-0-0.
- #5 NO OBJECTION for new SLA Restaurant Wine license for Dr. Juice Corp. (1551 St. Nicholas @ 188<sup>th</sup>) passed 31-1-0-0.
- #6 NO OBJECTION for new SLA Grocery Beer license for Lismiel Deli Grocery (534 W. 178<sup>th</sup> btw Audubon/Amsterdam) passed 31-1-0-0.
- #7 NO OBJECTION to renew SLA On-premise Liquor license for 4199 Crystal II/Guadalupe (597 W. 207<sup>th</sup> btw B'way/Vermilyea) pass 30-1-1-0.
- #8 NO OBJECTION to renew SLA On-premise Liquor license for Jesse's Place (812 W 181 @ Pinehurst Ave.) passed 31-1-0-0.
- #9 NO OBJECTION to renew SLA On-premise Liquor license for Javier & David/El Nuevo Caridad (1618 St. Nicholas @ 191st) 30-1-1-0.
- #10 OBJECTING to renewal of SLA Restaurant Wine license for El Monte (2153 Amsterdam btw 166/167) passed unanimously (32 votes).
- #11 NO OBJECTION to renew SLA Restaurant Wine license for El Malecon (4141 B'way @ 175<sup>th</sup>) passed 31-1-0-0.
- #12 OBJECTING to renewal of SLA Restaurant Wine license for Sucre Rosario (543 W 187) passed unanimously (32 votes).
- #13 NO OBJECTION to renew SLA Alcohol Permit to Columbia University Trustees (630 W 168<sup>th</sup> St.) for lab use pass unanimously (32 votes).

**Mark Levine for Traffic & Transportation Committee** (10:28pm): monitoring MTA and service cuts in these hard economic times. Presented a resolution recommending that DOT consider angle parking on 187<sup>th</sup> Street between Broadway and Wadsworth Ave. Mr. Benjamin: It's a steep hill; will DOT study the extent to which existing topography supports this request? A: Yes. The resolution passed 24-1-0-0.

**Elizabeth Lorris Ritter for Parks & Cultural Affairs:** (10:33pm) Announced upcoming (12/22) scoping meetings in Ft. Washington & Riverside Parks for DPR's proposed PlaNYC renovation. Gave a brief update on Greenmarket siting and community outreach. Following the discussion of the 185<sup>th</sup> Street site, multiple additional sites are under consideration, including 181<sup>st</sup> Street & Ft. Washington Ave., PS 48 schoolyard and Margaret Corbin Circle. There has been much community participation, including several site surveys and fact-finding trips to other Greenmarket sites to explore how they manage operational challenges and mitigate negative quality-of-life impacts. (See minutes for details)

**Wayne Benjamin for Land Use:** (10:34pm) Please refer to the minutes of the December 3<sup>rd</sup> Land Use Committee meeting, in particular the discussion of the Board of Standards and Appeals (BSA) application submitted by Rocky Mount Baptist Church and its development partner. The Board will be asked to consider the application in the upcoming months. The proposed project has a lot of merit but evaluation of the zoning variances sought from the BSA is a bit tricky as they would permit the new structure significantly to exceed both as-of-right building height and residential density. It is not clear the extent to which the design scheme being pursued is driving the need for the variances and/or if an alternative design would eliminate or lessen the need for zoning variances. It is also not clear if the stated justifications for the variances sought meet the eligibility criteria BSA is supposed to use in considering requests for zoning variances.

**Steve Simon for Health & Environment:** (10:35pm) read minutes if you have an interest in rats.

The meeting adjourned at 10:35pm; motion by Elizabeth Lorris Ritter; multiple seconds.

Respectfully submitted, Elizabeth Lorris Ritter, Secretary.

**HOUSING & HUMAN SERVICES - MINUTES**  
**December 4, 2008**

**COMMITTEE MEMBERS PRESENT**

Cheryl Pahaham, Chair  
Kotie Canon  
Carole Mulligan  
Richard Allman  
Rolando Rodriguez  
Pamela Palanque-North

**COMMITTEE MEMBERS ABSENT**

Glenda Swanson Massa, Asst. Chair  
Rolando Cespedes

**BOARD MEMBERS PRESENT**

**Staff Member Present:** None

**Guests:** Jamie Favaro, Executive Director---Washington Heights Corner Project; Anthony Parson, Resident

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Chairperson Cheryl Pahaham convened the meeting at 7:15 PM.

Jamie Favaro, social worker and executive director of the Washington Heights Corner Project (WHCP), present the Housing and Human Services Committee with an update on the work of her organization with the homeless, drug-injecting population in Community District 12, primarily around the Port Authority George Washington Bridge bus station. She expressed appreciation that Community Board 12 supported the development of this community service by passing a resolution recommending it in May 2007 wanted to return to keep the board up-to-date on the organization's efforts. She also praised Councilmember Miguel Martinez for his support and for funding her organization, and shared her hope that he could again help her organization, this time, by finding a space to rent.

Ms. Favaro first began working on syringe exchanges in Massachusetts and the Bronx. She felt inspired to support her belief that all people should be treated with dignity and respect, including drug users.

WHCP functions primarily as a needle exchange program and connects primarily homeless drug-users with needed social services, mental health and medical care. WHCP began in 2005 as an underground outreach program and syringe exchange around the George Washington Bridge bus station, with some support from Urban Pathways and the Port Authority. At the time, Ms. Favaro did outreach in and around the station and targeted in particular homeless people, a segment of the population Ms. Favaro believed needed access to care. According to Ms. Favaro, homeless people who are drug-injectors often have a fatalistic attitude about their lives which makes them more prone to behaviors that are harmful to themselves. In their poverty, they can be driven to risky behaviors that in better circumstances they would disavow, such as trading sex for drugs. Their addiction often separates them from the resources that their families might provide. Their homelessness, poverty and alienation from family can complicate situations seem simple, such as obtaining identification needed in order to apply for medical assistance.

The organization now has 3 full-time staff and 300 clients and uses a harm-reduction approach that focuses on creating safe spaces (physical and social) where clients can talk honestly about their behaviors, free of societal judgment, so that they can get the help and care that they need. The office is located on 181<sup>st</sup> Street, but the space is not appropriate for meeting the needs and purposes of WHCP. In addition, Ms. Favaro is often on the street, doing outreach; she can be reached cell phone. WHCP is street-based and information has spread among by word-of-mouth among the homeless about its services, leading more individuals to seek assistance from WHCP. In addition to the syringe exchange, WHCP provides education on Hepatitis C, HIV and overdosing, as well as a wide range of drug treatment options to control and manage addiction.

WHCP is looking for appropriate space near the Port Authority bus station, and preferably in Councilmember Martinez's district, to provide comprehensive services to the homeless drug-injecting population, including support groups for recovery and HIV prevention, supportive counseling, mental health care, low-threshold ambulatory care, and public education events. The syringe exchange cannot be near a school or daycare or near or in a residential building and must have an autonomous entrance. Committee members Palanque-North and Mullen suggested that Ms. Favaro contact Reverend Ike's church, Holyrood Church, Veritas, and New York-Presbyterian Hospital. Ms. Favaro noted that so far, none of these entities could assist her. Ms. Favaro stated that her organization had sufficient funding to rent a space and increase staffing to provide more comprehensive services. The only problems were finding an appropriate space with a willing landlord and neighborhood. Another concern was that she wanted to know of area resources where her clients could get meals ready to eat, a cooked meal site.

She concluded that WHCP had a community advisory board, a board of trustees and a participant advisory board and was seeking solicitations of persons interested in serving. Chairperson Pahaham thanked her for coming to speak to the committee.

Chairperson Pahaham then informed the committee that its next meeting was January 15 at 7 PM, with a tentative topic of food stamps and food pantries planned for discussion. Pahaham asked committee members to each call a food pantry or soup kitchen located in the district and invite them to send a representative to the meeting. Pahaham stated that she would request that the Human Resources Administration send representatives to the committee and that committee members should email questions to Pahaham in advance of the meeting. Committee member Palanque requested that HRA bring an application to the committee and walk the committee through filling out the application.

Committee member Palanque then asked whether the committee had any long-term projects. Pahaham responded that she and Committee member Rolando Rodriguez were continuing to work with the district's housing organizations (Community Union of Washington Heights and Inwood, Riverside Edgecombe Neighborhood Association, Mirabal Sisters and Northern Manhattan Improvement Corporation) to promote the reforms suggested by the community at the October 20, 2008 housing forum, including meeting with individual elected officials, and that were endorsed by CB 12 in a November 18, 2008 resolution. Pahaham added that a second long-term project she had hoped to begin with the committee was beginning a community conversation about childcare—in particular, about the kinds of care that the community needs and wants and about the need for space for center-based childcare. The goals would be to develop a consensus on what kinds of childcare are needed and to develop support on how to create both quality child care and appropriate spaces for the kinds of childcare that the community needs.

The meeting adjourned at 8:45 PM.

Minutes submitted by Cheryl Pahaham, 12/10/08

Traffic & Transportation Committee Minutes – December 1, 2008

Chair Levine opened our meeting at 7:10pm.

Considered resolutions drafted by Martin Collins.

- 1). Angle parking on 187 St. between Broadway & Wadsworth. Although a steep hill with one-way traffic heading west, requesting DOT study the possibility.

Vote: T&T= 5 in favor and 1 abstention,

CB#12 = 1 in favor

Members of the public = 2 in favor, 1 not voting

- 2) Requesting a street light between Henshaw & Dyckman to calm traffic and address the car racing, particularly during the warmer weather.

As this request was recently studied by DOT and did not meet the warrants, Chair will request another option- maybe a speed bump. Resolution withdrawn.

Discussion of Public Plaza around the same area, like new public plaza at 23<sup>rd</sup> St on Broadway & 6<sup>th</sup> Avenue- with tables and seating.

At 181 St & Riverside Drive, the street light at the pedestrian ramp out was recently repaired and it now a blinking amber light, when it was a red light. Why? Will inquire of DOT. Also the light at the end of the ramp is out.

This prompted more reporting of lights out at Wallenburg Park for at least 6 months.

No action taken on the Columbia busses parking in bus stops to collect students and bring them downtown. Also, with the Armory activities in full session, those yellow busses also are also parking in bus stops. Need to open these areas to the MTA busses.

Recommended that Mr. Sanders be invited to the next District Cabinet Service (with other city agencies) meeting to address this situation and ensure that enforcement is at hand.

Issue of delivery people cycling on the sidewalks: They should have helmets, vests designating business and some type of registration so that the law on the books, which prohibits this, may be enforced to protect the pedestrians on the sidewalks from harm.

Hudson Heights Owners Assoc. noted that our streets are filled with TLC's double parking. Need Taxi Stand. There is one at 181 St. and believe one should be at 187 St. Also, at least 15 TLC's park behind the school.

Meeting adjourned at 8pm

Respectfully submitted by Anita Barberis

**Public Safety Committee Meeting Minutes**  
**December 3, 2008**

**Committee Member**

Emilia Cardona, Chair  
George Cruz  
Ingrid Dominques-Brito  
Ninoska Uribe

**Committee Absentees**

Jennifer Araujo  
Andria Reyes

**Board Members Attending**

Ariel Ferreira

**Staff:** Paola Garcia, Community Service Aide

**Guests:** William Lopez- Manhattan Bible Church, Dep Insp. Joseph Dowling, 33<sup>rd</sup> Pct., Lt. Nunez 33<sup>rd</sup> Pct., Emily Lopez, 33<sup>rd</sup> Pct., PO Israel Rivera, 33<sup>rd</sup> Pct., Jane Santiago-Community Resident, PO Kevin Kelly, 34<sup>th</sup> Pct., Capt. Ray Martinez, 34<sup>th</sup> Pct. Phil Scarfi, FDNY, Roger Montesano, Director Community Affairs-FDNY, PO S. Robinson-Hewitt, 33<sup>rd</sup> Pct. PO Emily Lopez, 33<sup>rd</sup> Pct., Capt. Ray Martinez-NYPD, 34<sup>th</sup> Pct. Joselinne Minaya-Man. DA's Office, Sharon Kagawa-Family Preservation Program

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Meeting convened at 7:15pm, Chair Emilia Cardona

Phil Scarfi, Fire Education Instructor, discussed Fire Safety Tips for the holidays with the group. He provided literature and handouts for the community. Fire Instructor Scarfi gave a full presentation to the group and told the group to be pro active with flashlights, batteries and designate areas in the household where items are accessible. He indicated roughly 25% of the fires occur because something combustible such as curtains or paper were too close to an open flame

The fire instructor recommended the use of flameless candles. He also emphasized that space heaters should never be used with extension cords. Heaters should be plugged directly into the outlet. Mr. Scarfi has a full presentation and is willing to travel and teach, his contact information is 718-999-1431.

Capt Ray Martinez, 34<sup>th</sup> Pct. reported that crime is down 3%. The only problem area is grand larceny: theft of personal property in clubs, bars and from parked cars. During the holiday season extra attention is being given to the illegal vendors at W. 181<sup>st</sup> Street and Dyckman; some arrests have been made.

Mrs. Cardona ask the 34<sup>th</sup> Pct. whether a Greenmarket on the weekends would be problematic with traffic on 181<sup>st</sup> Street between Ft. Washington and McGaw Place. The initial response: the matter should be bought before the residence of that area. Upon further discussion, Mrs. Cardona explained that even though this is a Parks Committee issue it also impacts on the quality of life.

Ms. Uribe added that the street leads to the highway and there could be problems. Mrs. Cardona also informed the 34<sup>th</sup> that one of the proposed sites is Broadway at 185<sup>th</sup> by PS 48. It was agreed to bring this matter to the 34<sup>th</sup> Precinct Council. In response to Mr. Cruz's observation re: vandalism of lamp post of (190<sup>th</sup> to Ft. George, 190<sup>th</sup> & Amsterdam, Audubon & 186<sup>th</sup>) and stripping of cars along Amsterdam. Capt Martinez responded that they would put people on it.

William Lopez of the Manhattan Bible Church ask for assistance in blocking the licensing of a liquor warehouse/distribution center which is suppose to open next to his school and church(204 & 10<sup>th</sup> Ave.) He feels that the establishment would have a negative impact on the children who attend the school. The business would be open to retail and wholesale buyers. It was suggested that he solicit help, letters and petitions from the immediate community asking the SLA not to grant the license. As it turns out he has faxed individual letters to the appropriate agencies. It was suggested that he contact Council member Martinez.

Deputy Inspector Dowling reported that overall crime is stabilized except in the category of "stranger rape". A resident shared her concerns about drug activity from Amsterdam to Audubon on 171<sup>st</sup> down to 168<sup>th</sup> St.. DI Dowling said the matter is under investigation.

In response to board member's concerns re: extra activity around Broadway & 156<sup>th</sup> St., Dep Insp. Dowling reported that there is an ongoing investigation into the illegal of sale of prescription drugs and prescriptions in the area between of 155<sup>th</sup> and 162 St.



**Land Use Committee - Meeting Minutes  
December 3, 2008**

Committee Members Present

Wayne Benjamin, Chair  
James Berlin  
Isaiah Bing  
Vivian Ducat  
Richard Allman  
Tamara Rivera

Committee Members Absent

Ines Saldana-Olesen  
Dora Maria Abreu  
Anita Barberis, Asst. Chair  
Ruddy Santana

Board Members

Ariel Ferreira

Staffer: Ebenezer Smith, District Manager

Guests: Rock Mountain Baptist Church; Deborah Schwartz, Esq., Deborah & William Washington, Rev. Phillip Ferguson, Virginia Simon, Rebecca Jones, Shirley Frazier, Della Walker, Dorothy Smith, Claretha Nesbitt, Kosana Wiley, Geraldine Simmons, Rachel Broughton, Mara Jackson, Willie Hudson, Rev. E. Hudson, Leela Davis, Beverly, Valerie & Gabold Willoughby, Hy Pearson, Thomas Sander, Gladys Stevenson, Patricia Wilson, Wyatt Johnson, Michael Kolber-LU Intern Program

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1. The meeting was called to order at 7:10 PM.
2. Land Use Chair Wayne Benjamin welcomed committee members and guests. Michael Aaron Kolber, the new planning intern provided to CB12-M by the Borough President's office, was asked to discuss his proposed work plan. Mr. Kolber discussed the research on proposed Washington Heights and Inwood historic districts. Mr. Benjamin provided guests and new committee members with context on the historic district discussion by referencing the Neighborhood Planning and Land Use Study (the "Study") completed by CB12-M and City College Architecture Center. The committee and Mr. Kolber also discussed the merits of focusing his work plan on zoning-related matters including a soft site analysis. It was explained that a soft site analysis would identify sites that are under-built by 50% or more. After further discussion it was agreed that Michael would first perform the soft-site analysis, which should be complete within one month, and then work on gathering more detail and information, including photographs, on the proposed historic districts identified in the Study.
3. Representatives of the Rocky Mount Baptist Church (RMBC) and its development partner, Northern Manhattan Development Corp. (NMDC), made a presentation to the Land Use Committee ("LU" or the "Committee") concerning the application submitted to the Board of Standards and Appeals ("BSA") seeking residential zoning waivers for open space, floor area ratio (FAR), street-wall location, height and setback requirements and community facility maximum floor area and lot coverage regulations. The zoning variances are sought in order to facilitate the redevelopment of the existing Rocky Mount Baptist Church building (located at 37 Hillside Avenue, east of Broadway) and site as a mixed-use 19-story building consisting of a new church, community facility space and an apartment building. Josh Rinesmith of Sheldon Lobel PC, the law firm representing RMBC and the developer on the BSA matter, introduced members of the team and provided an overview of the BSA

application. Those of RMBC's Rev. Eugene Hudson and NMDC's Mike Waldman augmented Mr. Rinesmith's comments. The following are among the matters discussed at the LU meeting or outlined in the subject BSA application.

- RMBC has outgrown its existing facility and needs more space to accommodate programs and to more properly serve the community. It does not have the funds to renovate or rebuild and so had partnered with NMDC to undertake the project.
- The Committee was advised that since RMBC is a not-for-profit it is required by law to obtain fair market value for its site; an appraisal has established the site value at \$6 million. NMDC is purchasing the site from RMBC for \$6 million and will in turn construct the new church building on the front portion of the site and will provide approx. 2,000 SF of additional community space for church use in the lower portion of the residential tower.
- Certain aspects of the BSA application have been modified, among them the residential units are now to be 100% affordable units (not all market-rate or an 80-20 mix) financed using HDC funding and the unit count has increased from 100 to 124. It was indicated that a revised application is to be submitted to BSA and CB12-M before the holidays.
- The BSA application indicates that the site is 20,362 SF, the existing building is a one-story 5,400 SF and that RMBC has 100 to 125 members. An as-of-right mixed-use development at the site would permit 70,045 S.F. of residential space, 20,362 SF of community space and limit the maximum building height to 75 feet. The proposed project has 101,660 SF of residential space (31,615 SF or 45% more than permitted as-of-right), 29,505 SF of community facility space, i.e.: the new church (the square footage is to be reduced to 26,662 in revised BSA application) and is 174 feet tall (99 feet taller or 132% than permitted as-of-right).
- The cited justification for the zoning waivers sought include the steeply sloping bedrock profile of the site, the sites hilly topography, the cost of rock removal, the impact of construction costs on the developer's return.
- The height of the proposed building, at 19-stories, was discussed extensively. RMBC and NMDC noted that the residential buildings on Fairview Avenue, i.e.: up-the-hill from the RMBC site, are 20-stories tall and are visible from Hillside Avenue. LU member Jim Berlin also noted that there is a 19 or 20 story building on Hillside, closer to the Dyckman subway station. A community resident (Allen Dallenger?) spoke in opposition to the building height indicating that 19 stories is too tall for Hillside Avenue and that granting a variance to permit it would make a joke of land use policy. LU Chair Wayne Benjamin also expressed concern with the building height, noting that in the course of CB12's Neighborhood Planning and Land Use Study a similar site was examined by City College Architecture Center and that a shorter contextual design was able to achieve the same square footage as the tower design that was being pursued by a developer. Wayne also asked a series of questions about the projects architectural design and inquired as to design alternates that were considered. It was requested that copies of the alternative design scenarios explored be provided to CB12-M.

- Rev. Hudson indicated that one of the important factors impacting the project's design is maintaining a separate identity for the church and that it is typical for church buildings to be stand-alone structures. LU members noted that there were several existing buildings in Manhattan that had churches on the lower floor with residential above where the church is not a separate building but still has a distinct identity. Mr. Benjamin cited a new condominium tower in Harlem that includes a new high-profile sanctuary at its base. The Committee was advised that RMBC wants the stand-alone church design.
- It was noted that the proposed building would seek some level of LEED certification – not sure what level at this juncture – and would provide 126 parking spaces.
- LU members Vivian Ducat, Tamara Rivera and Obie Bing raised questions pertaining to construction, blasting, construction staging, union vs. non-union labor and environmental considerations. It was indicated that rock will be removed by hammer, no blasting involved. The project will be a non-union job. NMDC advised that its office is located in Central Harlem and it has a track record in achieving local hiring. The Committee was also advised that since Hillside Avenue is very narrow construction equipment and staging will be primarily on the site, but that during the excavation / rock removal process there will be trucks on the street. The Committee was reminded that CB12-M was provided with copies of the various environmental reports for the site subsequent to the November 2007 LU meeting at which the proposed project was initially discussed.

After further discussion LU's general support for the proposed project but concern with the current design approach was restated and this portion of the meeting was concluded with the LU Chair again requesting that RMBC and NMDC provide copies of the alternate design scenarios that were considered so that LU can determine if it is feasible for a zoning-compliant design to be modified, subject to zoning waivers, to achieve the development program desired by the applicants in a building that fits its site more contextually.

4. The Committee discussed the Exxon Mobil BSA application approved at its November meeting. The resolution related to this application was not presented to the Board at the November General Meeting because updated information on the status of an old oil spill at the site requested by both LU and the Health and Environment committee was not received as of the November general meeting. Mr. Benjamin asked the Committee if it wanted to revise the approved resolution so that it is expressly contingent upon receipt of the requested information and present it to the Board for consideration in December or hold it until the requested information is provided. It was agreed that the resolution would be held.
5. The meeting was adjourned at 9:05 PM

Respectfully submitted by: Wayne A. Benjamin

**MEMBERS PRESENT:** Steve Simon, Isaiah Bing, Martin Collins, Helen Morik, Edgard Nau.

**MEMBERS ABSENT:** Andria Reyes (Excused)

**PUBLIC MEMBER PRESENT:** Beatrice Hall

**GUEST:** Isaac Hunnewell, Fort Washington Branch Library.

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Steve Simon, Chair, called the meeting to order at 7:13 p.m.

1. **The City's War on Rats** – Robert Corrigan, Ph.D, Research Scientist for Rat Control, NYC Department of Health & Mental Hygiene, reported on his 35 years' experience dealing with rat issues: "The rat has done very well in NYC...It's a living laboratory." His job is to develop strategies for how the City should deal with this complex problem. His #1 recommendation: baiting is not sufficient. His strategy is to take a holistic approach by looking at overall neighborhood issues. Rats may have originated 500 feet away from where they are seen, e.g., in a sewer, a park, a highway embankment, utility tunnels, etc. Northern Manhattan and Harlem are among the heaviest rat areas in Manhattan; it picks up again in lower Manhattan. The pilot program he is working on now in that area will be utilized in WH-I. He has been going block-by-block in The Bronx and lower Manhattan, developing profiles of rat harborage. He is looking at different types of trash left on streets, places where rats live, the density of the area, types of bushes in parks, for example; gives grades to the neighborhoods and develops a plan for combatting their rat problems. The timeline for his pilot program "will be determined by science." After all the scientific data is collected and reviewed, it will be ready to be duplicated elsewhere – maybe in two years.

Food waste in plastic garbage bags is only 1 of 12 sources of food for rats. Full-size rat needs only 1 oz. of food per day. Supers and business owners do not comply with Sanitation Code requirement that garbage bags be placed at the curb only two hours before pickups. Local residents should put pressure on local buildings and stores, especially restaurants, to comply. The City has more rats now than in the '60s, but only one species, the Norway Rat, which survives here because it is not picky in its food preferences. The City has been killing "millions of rats...we have very effective poisons." He estimates there are 2-3 million rats in the city. The typical NYC rat lives 5-6 months, some as long as 2 years. Average number of pups per litter is 6, possibly as high as 12-14 "in good locations." Rats can have litters every 6 weeks. They can range 25'-100' away from their nests. They eat dog feces since it contains non-digested food. He feels only one agency should handle all the City's rat extermination efforts. People can look at the DOHMH website to see locations of rat infestations. M. Collins compiled a list of reported rat locations in WH-I. Dr. Corrigan said he would plot these sites and analyze them to identify "epicenters" where rats are congregating.

H. Morik: what can we do to deal with the problem in apartment buildings?

R. Corrigan: first thing is to check the compactor and make sure it is working properly. Often, there are problems with compactors backing up, breaking down, etc.

Corrigan mentioned that he gave a Rat Academy course in The Bronx for supers.

S. Simon: you also could give the course here in conjunction with the Northern Manhattan Improvement Corp., which offers a maintenance training program to local buildings' staff.

M. Collins: CB 12 is also organizing a program for supers.

M. Collins: major rat problem at 565 W. 215<sup>th</sup> St. was significantly reduced after City agencies got involved

2. **Update on Con Edison's M29 Transmission Line and Substation Project** – Mayra Linares, Con Ed's community liaison did not attend. M. Collins and I. Bing complained that no one from the committee was invited to a meeting yesterday with Con Ed and its contractor to discuss the drilling, blasting and excavation of the 32-foot-diameter shaft down to the 600-foot-long tunnel being built under the Harlem River. (The district manager attended and reported by e-mail that Con Ed said lasting will be done that can be felt in a radius of 2-3 blocks around the site at Ninth Avenue and W. 220<sup>th</sup> St.) H. Morik said she didn't believe that anyone from NY-Presbyterian Hospital attended the meeting, even though the Allen Pavilion is within the 2-3 block radius. It was the sense of the committee that Con Ed should hold another meeting on this matter, to which the elected officials, CB 12 members, the hospital and other interested parties should be invited, as was the case with a

similar meeting held in June. It was also agreed that M. Linares would be invited to the January meeting to respond to issues raised at last month's meeting.

3. **Remediation at 3750 Broadway** – I. Bing visited the building at 4 p.m. today and spoke to maintenance man and six tenants in the lobby. No one knew anything about the spill from the gas station next door or the vapor abatement system in the basement. He went down to the basement and saw a big gate closing off an area there. He left behind his contact info and hopes to hear from the management company or super. S. Simon reported that he spoke to the State Dept. of Environmental Conservation Regional Director Suzanne Mattei, who told him that the leak from the gas tanks occurred in 1990. Air sampling inside the building is done once a year: no negative impacts have been detected. DEC believes the vapor remediation system has been effective. She promised to give him info on the cleanup schedule mandated by DEC. The cleanup must be approved by both DEC and the State Dept. of Health. The committee then discussed the resolution approved by the Land Use Committee approving a renewal of the zoning variance for the gas station. It was agreed that H&E Committee should recommend that the reso be amended so that the zoning variance would be approved with the following conditions: that the gas station operator comply with DEC's cleanup schedule, that the tenants be informed of the vapor abatement system in the building and the results of the annual air sampling, and that CB 12 be provided with the same information as well as annual reports on the efforts being made to clean up the gasoline spill. Approved, 6-0-0.
4. **Old Business** – S. Simon reported that the Green Cart vendor licenses have been issued and that a vendor has been operating a produce stand on the southeast corner of Fort Washington Ave. and 168th Street since Saturday. M. Collins will follow up with Dept. of Consumer Affairs to find out how many permits have been issued.
5. **New Business** – M. Collins reported that as a representative of Assembly Member Espaillat he attended a briefing by the Port Authority on Nov. 19 regarding the large-scale redevelopment of the George Washington Bridge bus terminal. (M. Velazquez and R. McKee from CB 12 also attended.) It will be a three-year project, a total gut rehab. The Neighborhood Trust credit union will be given expanded space. Discussions are being held with Marshall's as a possible anchor tenant. 15% of the 800 new jobs are guaranteed for the community. 15% of the construction contracts will be awarded to minority and women-owned businesses. He suggested that the Port Authority be asked to give a presentation at an upcoming board meeting and that CB 12 sponsor a town meeting about the project in the immediate neighborhood.
6. Mail was reviewed.
7. Next Meeting – Jan. 15.

The meeting was adjourned at 8:58 p.m.

Respectfully submitted, Steve Simon



## YOUTH AND EDUCATION COMMITTEE – MINUTES (DRAFT)

December 1, 2008

### COMMITTEE MEMBERS PRESENT

Albania Jimenez, Chair  
George Espinal  
Rafael Osoria  
Maria Luna  
Carole Mulligan

### COMMITTEE MEMBERS ABSENT

Jackie Rowe Adams

### BOARD MEMBERS PRESENT

### PUBLIC MEMBERS

Judith Rodriguez

**Staff Member Present:** Deborah Blow

**Guests:** Rafae; Escamp-NYC Comptroller's Office, Al Kurland-PAL, Seth Anderson, Jeremiah, Deborah Royi-Democracy Prep, Josh Karan – Community Educational Council

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George Espinal, called meeting to order at 7:10pm along with Albania Jimenez, Chair who welcomed the group.

### **Democracy Prep – Mr. Andrew Seth**

Democracy Prep is a charter school located in Central Harlem. They have been operating for the past 3 years. The school is ranked #14 in the city for performance. Democracy Prep school is a college Prep school that prepares students for college.

Students are admitted to Democracy Prep through an application process. If there are more applicants than available seats, a lottery will be held to determine acceptance.

School capacity is currently 300; 100 students per grade looking forward towards expanding by adding an additional grade to have 400 students total.

### **Outreach**

- schools
- political(reaching out to community leaders)
- grassroots by posting posters throughout several communities

Democracy Prep is looking for the community boards support to acquire the PS 92 vacant space to allow Democracy Prep to expand and have additional facilities for their students.

Mr. Josh Karan, Community Education Council member recommended speaking with the principal and determine whether the school would consider Democracy Prep's proposal to acquire the vacant space.

### Votes:

|                   |       |
|-------------------|-------|
| Committee Members | 3-0-1 |
| Board Members     | 0-0-0 |
| Public Members    | 1-0-0 |
| Public            | 4-0-0 |

**Judith Rodriguez, Librarian – Inwood Branch**

A large group of Youth vandalize and destroy public property and disrupt the peace of the Public Library. Ms. Rodriguez also went before the district Service Cabinet and placed her grievance before the cabinet to be addressed. The Youth & Education will follow up in January.

Motion to adjourn meeting by George Espinal second by Maria Luna 8:25pm

**Updates for 2009:**

Friday, January 9, 2009 – CEC Hearing  
P.S. 48 - Auditorium

Submitted by George Espinal

# Economic Development Committee – Minutes

Dec 2, 2008

**Committee Members Present:** Zead Ramadan, Chair; Tony Lopez, Rafael Osoria, Edith Prentiss

**Committee Members Absent:** Ruddy Santana, Julissa Gomez

**Members of the Public Present:** Charles B Linn – Attorney for Carnival Latin Bistro, Milagros Jaquez, Pablo Gomez, Jhamal Khalyat, Ana Torres, Jose Valdez, Officer Lopez -33<sup>rd</sup> PCT, Officer Robinson Hewitt – 33<sup>rd</sup> PCT.

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Meeting called to order at 7: 30 pm.

## **PUBLIC HEARINGS:**

### **TLC – For Hire Vehicle Base License:**

1. **Xpress Transportation & Multi-Service Inc.** – 958 St. Nicholas Avenue, (corner of 158<sup>th</sup> Street)

*Establishment will also have a Multi Service portion that will offer Internet access, calling & faxing service, Carrier service, car and taxi insurance, Immigration assistance and a Notary Public. The committee recommended that they should put up signs about loudness, music & double parking. They are in the process of contracting their “for-hire vehicle” and have agreed to come back and let us know who they are.*

**EDC 4-0-0, BRD 1-0-0, PUB 3-0-0**

## **NEW SLA APPLICATIONS:**

### **On-Premises Liquor License:**

1. **Carnival Latin Bistro Corp.** – 4325-4327 Broadway, (between 184<sup>th</sup> and 185<sup>th</sup> Street)

*Mr. Angel Tejada, Owner of the establishment and resident of the building in which establishment is being opened was present. He intends to open his restaurant from 11am – 1am, 7 days a week. There will be 15 tables (2-4 seats each) with a maximum seating of 40. Deputy Inspector Capul stated that he would like to visit the location before he determines whether he has an objection to them having a liquor license or not. Angel intends on having background music and making the premises completely accessible. One local resident (and committee member) expressed their excitement of finally having a nice restaurant in the immediate neighborhood.*

*Deputy Inspector Capul visited the location and stated that he has no objection to granting an on premises license.*

**EDC 4-0-0, BRD 0-0-1, PUB 1-0-0**

2. **Segura Corp dba Vin-Tich** – 3950 10<sup>th</sup> Avenue, (between 211<sup>th</sup> and 212<sup>th</sup> Street)  
*School may be too close to this location but we need to confirm. Tabled until January.*

**TABLED**

# Economic Development Committee – Minutes

Dec 2, 2008

## SLA Restaurant Wine License:

3. **El Viejo Jobo Restaurant (formerly Mery Restaurant)** – 231 Sherman Avenue, (at NE corner of 207<sup>th</sup> Street)

*The establishment has 8 tables seating approximately 30. The restaurant formerly known as Mery Restaurant, was purchased in September and currently employees 10 neighborhood residents. Hours of operation are from 4am – 9pm. No issues or complaints from the Police Department or community residents.*

**EDC 4-0-0, BRD 1-0-0, PUB 1-0-0**

4. **Dr. Juice Corp.** – 1551 St. Nicholas Avenue, (at corner of 188<sup>th</sup> Street)

*The establishment has 8 tables seating with approximately 30. The restaurant, formerly known as Mery Restaurant, was purchased in September and currently employees 10 neighborhood residents. Hours of operation are from 8am – 8pm. No issues or complaints from the Police Department or community residents.*

**EDC 4-0-0, BRD 1-0-0, PUB 1-0-0**

## SLA Grocery/Beer Wine Product License:

5. **Lismiel Deli Grocery Corp.** – 534 W. 178<sup>th</sup> Street, (between Audubon and Amsterdam Avenue)

*The establishment was purchased 8 months ago. Hours of operation are 7am – 12am. The entrance is not accessible because it is a few steps below the sidewalk. The establishment is 500 square feet and has a deli.*

**EDC 4-0-0, BRD 1-0-0, PUB 1-0-0**

## RENEWAL SLA APPLICATIONS:

### On-Premises Liquor License:

1. **4199 Crystal II Restaurant Corp. DBA Guadalupe Restaurant** – 597 W. 207<sup>th</sup> Street, (between Broadway and Vermilyea Avenue)

*No issues or complaints from the Police Department or community residents.*

**EDC 3-1-0, BRD 1-0-0, PUB 1-0-0**

2. **Jesse's Place Inc.** – 812 W. 181<sup>st</sup> Street, (between Pinehurst and Ft. Washington Ave.)

*No issues or complaints from the Police Department or community residents.*

**EDC 4-0-0, BRD 1-0-0, PUB 1-0-0**

3. **Javier & David Restaurant Corp. DBA EL Nuevo Caridad** – 1618 St. Nicholas Avenue, (at the corner of 191<sup>st</sup> Street.)

*No issues or complaints from the Police Department or community residents.*

**EDC 3-1-0, BRD 1-0-0, PUB 1-0-0**

# Economic Development Committee – Minutes

Dec 2, 2008

## SLA Restaurant Wine License:

4. **El Monte Restaurant Corp.** – 2153 Amsterdam Avenue, (between 166<sup>th</sup> and 167<sup>th</sup> Street)

*According to the 33<sup>rd</sup> precinct there have been plenty of noise complaints. They have tallied at least 18 complaints at the committee meeting. A condition unit will be sent out by the 33<sup>rd</sup> precinct to further observe the premises.*

**REJECT - EDC 0-4-0, BRD 0-1-0, PUB 0-1-0**

5. **El Malecon Restaurant** – 4141 Broadway, (at corner of 175<sup>th</sup> Street)

*The establishment is no longer open 24 hours. They now close at 2am. They have been in the neighborhood for 22 years. No issues or complaints from the Police Department or community residents.*

**EDC 4-0-0, BRD 1-0-0, PUB 1-0-0**

6. **Sucre Rosario** – 543 W. 187<sup>th</sup> Street (at corner of 187<sup>th</sup> Street and Audubon Avenue)

*Ownership was not present and the SLA license is currently not active. The address in their letterhead is a different address than the address SLA has on record.*

**REJECT - EDC 0-4-0, BRD 0-1-0, PUB 0-1-0**

## Alcohol Permit License:

7. **Trustees of Columbia University** – 630 W. 168<sup>th</sup> Street (between 165<sup>th</sup> and 168<sup>th</sup> Street)

*This license is NOT for the Columbia Faculty Lounge. The University uses alcohol to perform various studies. It is NOT for human consumption and is NOT used to test on animals. The alcohol is stored in a huge tank at one of their facilities and the SLA requires they have a license for it.*

**EDC 4-0-0, BRD 1-0-0, PUB 1-0-0**

*The committee adjourned at 10:00pm*