

Community Board 12, Manhattan
General Meeting Minutes – June 22, 2004 (Columbi University – Hammer Health Sciences Bldg)

Members Present:

Dora Maria Abreu	Martin Collins	Maria Luna
Mason Almeida	Sybil R. Dodson	Glenda Swanson Massa
Jacqueline Aristy	Luis Facundo	Jay D. Mazur
Anita Barberis	Peter Ferrara	Renato Mena
Emmanuel Barrientos	Leslie Foster	Helen Morik
Rafael Beaumont	Beatrice Hall	Pamela Palanque North
Wayne Benjamin	Fern Hertzberg	Julio Peguero
James Berlin	Joyce F. Holland	Zead Ramadan
Aidee Camacho	Mark Levine	Barbara Smith Ramos
Kotie Cannon	Jose Lopez	Julio Rodriguez
Emilia G. Cardona	Elizabeth Lorris Ritter	Nelson Rojas

Members Absent:

Jackie Rowe Adams (exc.)
Mireya Cruz
Homer Young Kennedy, III (exc.)

Quorum at 7:10pm.

7:10pm: Motion by Emilia Cardona to **adopt the agenda**; seconded by Beatrice Hall. No objection.

7:11pm: **May General Meeting minutes** unavailable due to technical difficulties with tape recorder; they will be ready for July Committee-of-the-Whole.

7:11pm: Chair's Report: Zead Ramadan

- Second annual Uptown Arts Stroll was a huge success. 125 artists exhibiting in 80 locations. Kudos to Mike Fitelson of the Manhattan Times and Martin Collins of CB 12 for their fine idea and hard work.
- Please fill out members' interest survey. This helps new leadership to set committee assignments for coming year.
- Statement of District Needs & Priorities: please review and comment as soon as possible, so we can get it to OMB.
- Announced upcoming meetings regarding Sherman Creek.
- Noted recent Youth Gang Awareness seminar; Dr. Pamela Palanque North will give details.
- District Manager Gregoria Feliciano has resigned; taken position in government in New Rochelle. Best of luck to her in her new work, and thanks for her five years of service. Dr. North will chair the Search Committee; please let Chair, Dr. North or the board office know if interested in serving on committee.

7:18pm: Outgoing **District Manager**, Gregoria Feliciano, had no report, but thanked the Board for the opportunity to serve.

7:22pm: **Presentation by Peter Ferrara**, Director of Communications & Public Affairs at Yeshiva University (and CB12 Member), to members of the security staff at Yeshiva University who helped evacuate 556 W. 185th St. on May 8th, 2004 when a fire broke out. Their actions saved lives, as they guided people to safety, including carrying out at least 3 people. Individual citations were presented to Ernest McNamee; Lt.'s Edward De la Cruz, Francisco Noriega, Kelvin Manon, Lester Munoz; Sgt.'s Gilberto Abreu, Omar Piron, Oscar Garcia, Rayson Rodriguez; Capt. Omar Pineda and Security Guards Pedro Melara and Victor Fertides; much applause followed.

7:27pm: **Nominating Committee & Elections:** Beatrice Hall, Chair introduced committee: Aidee Camacho; Emilia Cardona; Peter Ferrara, Julio Rodriguez. Milagros Vicente and Zead Ramadan removed themselves from the races for Secretary and Treasurer, respectively. Secretary, Assistant Secretary and Treasurer are uncontested. Jim Berlin, Community Board 12 Parliamentarian, briefly explained the by-laws with respect to voting. Candidates were invited to make brief speeches. The committee chair requested that candidates specifically identify their qualifications and their sense of important issues facing this community and this board. After the conclusion of these brief speeches, ballots were cast; the Nominating Committee adjourned to another room to tally the votes.

Request to change order of agenda, to accommodate elected officials' representatives, was rejected by the board.

8: 15pm: Public Session

Fernando Perez, Con Edison: Introduced himself and is available to make presentations to community groups. There is plenty of energy to get through the summer heat. Distributed safety and energy saving tips.

Paul Balderes, Community Resident: regarding noise at Bleu Evolution and Monkey Bar, two establishments on W. 187th St. & Ft. Washington Ave., which share a common backyard. Backyard noise is unacceptable. Urged suspension of liquor license of both establishments. Councilman Robert Jackson's office has been involved in trying to solve the problem. Zead Ramadan referred the complaint to Economic Development and Health/Environment Committees.

Edith Prentiss, Community Resident: regarding accessibility and public transportation, especially the problem with liveries and taxicabs not having the required number of accessible vehicles for each base or taxi fleet.

Robert Schwab, Community Resident, & the Rev. Johanna Johansson, Holy Trinity Church: regarding noise on Dyckman Street and the Tubby Hook Café. Parks Department regulations require that amplified noise end by 10pm, yet Tubby Hook does not comply. DPR is providing a license for this noise problem. Rev. Johansson praised the 34th precinct for its work in the last twelve years in clearing up the drugs on Broadway and Cumming St., and would like to see the same response to the situation at Tubby Hook, which extends to vomiting all over; open alcohol containers; trash; and leering patrons such that "no decent woman can walk down Dyckman Street" when Tubby Hook has a concert. Both also noted problem with SUV's that park in various locations and blast music; and firecrackers on Academy and Vermilyea.

Board Member Dago Suarez and public member Mike Hughes of the Inwood Patrol (via Member Mason Almeida) stated that noise is largely coming from private vehicles and storefronts, and not necessarily from the Tubby Hook itself, though this point was disputed by Mr. Schwab. Mr. Ramadan asked Public Safety Chair Pamela Palanque North to work with the 34th Precinct on this issue.

Lodovino Acevedo & José Nuñez, Community Residents: Complained regarding noise of the 190th Street festivals, which inconvenience the community. Has petitions with over 200 signatures; have been ignored by the promoter, Nelson Peña. The festivals are a problem for community residents in terms of parking as well.

Leslie Foster, on behalf of Isabella Geriatric Center, noted that drag racing on that corridor has improved. Mr. Acevedo clarified that his complaint did not relate to drag racing, but to street fairs. He also made a specific complaint about a particular officer. Dr. North will arrange a meeting with 34th Pct. Inspector Kehoe and residents of these blocks so he can better understand this problem. Mr. Ramadan also explained the Board's process with regard to multi-block street permit applications. We routinely reject these applications, and the Mayor's Office approves them anyway. Messrs. Acevedo & Nuñez will contact SAPO with their complaint.

Carmen Espinal, GEM Festival (181st Street): spoke on behalf of her organization's request to close W181st Street. She argued that groups such as hers do important work in the community and should be able to have street fairs, especially since other groups are allowed to have street fairs. Mr. Ramadan reiterated that CB12 does NOT approve of other festivals on 181st Street – SAPO overrides CB12 objections and approves these applications – and the CB12 would be happy to work with Ms. Espinal and her group to find another site that does not require closing a major artery in the neighborhood. It was noted that Ms. Espinal already has a permit for a festival on 175th Street. There began a long discussion on street fairs, which was ruled out of order.

Miguel Granier, Acción, NY: a micro-loan organization offering financial services and education in the community. Distributed information.

Milagros Vicente, Miracle Lives: Thanked everyone for their support in the recent opening of her non-profit organization, Miracle Lives, for special-needs children and their families, providing workshops and referrals.

Joe Loperfito, Remembering Fallen Friends Committee & Father Devine, Good Shepherd Church: spoke in favor of the resolution to co-name the SW corner of Isham & Broadway to "Inwood's Heroes of 9/11 Way", rather than "Fallen Friends Way". Father Devine noted that this is a living memorial, as there is a new garden recently dedicated at the Church, near that corner. The picnic that followed the recent dedication ceremony was attended by over 900 people; it is hoped that this will become an annual event.

George Espinal, Community Resident: spoke regarding joggers who are concerned about safety in Inwood Hill Park. He has met with local runners and they've set some group times (Wednesdays @ 6am; Thursdays @ 7pm; Saturdays @ 9am); meet at the Isham Street entrance of Inwood Hill Park.

Vanessa Hortian, Eclectic Yoga Studio: offering free "sunset yoga" in Ft. Tryon Park on the Billings Lawn. Gave info on studio.

Johnny Naut, PS132 Parents Assn: spoke in support of Youth & Education resolution regarding environmental hazards at his child's school. Cited new statistics from recent tests that found excessive asbestos. Jay Mazur asked if there would be summer school. (Answer: No.)

9pm: **Elected Officials' Reports**

April Robbins-Bobbin, for Senator Paterson's Office: Budget still not passed; Sen. Paterson is working to resolve impasse. Spoke of his work against 135th St. marine transfer station, and on a bill to amend Parks & Recreation legislation regarding historical preservation. Announced upcoming event.

Roxanne Dodds, for Manhattan Borough President C. Virginia Fields: Congratulated newly elected candidates in advance. Spoke regarding third-grade holdover policy; described improvements on the appeals process, but the current prospect of holding over 12,000 students is unacceptable. Noted the good work of CB12's Community Emergency Response Team. Presented Mr. Ramadan, whom she thanked and praised as a vocal, hardworking advocate for this community, with a citation. There was much applause. Mr. Ramadan made brief, moving remarks in accepting this award.

Mark Levine asked about new appointments, since we only have 47 members. Ms. Dodd stated that the process is still ongoing.

9:17pm **Nominating Committee & Election Results**: Ms. Hall announced the election results:

Treasurer	Milagros Vicente	38 votes	1st Vice Chair	Luis Facundo	6 votes
	Zead Ramadan	2 votes		Pamela Palanque North	36 votes
Assistant Secretary	Dago Suarez	40 votes	Chair	Martin Collins	27 votes
Secretary	Elizabeth Lorris Ritter	39 votes		Maria Luna	15 votes
2nd Vice Chair	Cleofis Sarete	7 votes			
	Rose Santo	30 votes			
	Homer Young-Kennedy	6 votes			

Mr. Ramadan offered congratulations to all who won, and thanks to all who ran for their willingness to serve.

9:24pm **Committee Reports**

Aidee Camacho, Traffic & Transportation: Accepted name change from "Fallen Friends Way" to "Inwood's Heroes of 9/11 Way" for southwest corner of Isham & Broadway as a friendly amendment. Resolution passed unanimously (41 votes) with no discussion. Ms. Camacho gave a brief summary of her accomplishments as Chair, including resolutions on street corner namings and MTA accessibility, and work with Economic Development Committee regarding the 181st Street corridor and a Greenmarket in Inwood.

9:29pm Sandra Wachspress, Youth & Education: Thanked her committee for hard work over the year. Praised all who ran for office and congratulated the winners. Noted friendly amendments to the resolution regarding asbestos in PS132 to add new factual information based on recent testing. There was no objection to these changes. Ms. Wachspress accepted several other amendments as friendly. There was a discussion as to the necessity of testing the walls and ceilings, or just the air. Ultimately, the language was changed to include all possible surfaces and air ducts as well as the air, and the remediation (as opposed to the removal) of all potential hazards.

9:53pm Wayne Benjamin, Land Use: re BSA application for a zoning variance for the design of a 9-story mixed-use facility on a lot at 703 West 171st Street, between Ft. Washington and Haven Avenues. The developer expressed a willingness to be responsive to community input and to work with CB12, including already having changed several aspects of the design and agreeing to mitigate inconveniences to the community during construction. Mr. Benjamin clarified that BSA does accept conditions in CB approvals.

Ms. Foster asked for clarification of CB12's involvement. Mr. Benjamin explained that the owner can build as-of-right, but the request to add two additional floors requires a zoning variance from BSA, hence the need for a public hearing and a resolution from the Community Board. In response to a question from Steve Simon, Mr. Benjamin discussed construction containment requirements; he also clarified fiscal arguments as to why the developer feels economically compelled to develop the additional floors. Mark Levine questioned why the building was mostly one-bedroom apartments; is it intended as medical-student housing? A: it is more economically feasible; the lot is small and can accommodate only two apartments per floor, so multiple apartments have to be small. As to occupancy, the ground floor is not master-leased by the Hospital or University, and the building is open rentals. Mr. Almeida noted that most of these questions were answered at the public hearing and that people should attend the committee meetings +/-or read the minutes. There being no further discussion, the resolution passed 34-4-0-0.

Mr. Ramadan acknowledged the presence of Inspector Wilcox of the 33rd Precinct and thanked him for his commitment, noting that the Inspector or a representative has been at every CB12 General meeting since the Inspector assumed command. Mr. Ramadan also announced that Homer Young Kennedy was not at the meeting due to illness. [It later was learned that Mr. Young-Kennedy was hospitalized the previous week.]

10:14 Elizabeth Lorris Ritter, Secretary, for the Executive Committee: introduced resolution regarding removal of Mireya Cruz for cause (poor attendance). Due to a correction of the record with regard to Gloria Vanterpool's attendance, she was no longer subject to removal from the Board, and her name was removed from the resolution, which passed unanimously (37 votes) with no discussion.

10:16 **Meeting adjourned.**

Respectfully submitted: Elizabeth Lorris Ritter, Secretary

COMMITTEE FOR THE AGING MINUTES
JUNE 8, 2004

COMMITTEE MEMBERS PRESENT

Glenda Swanson Massa, Chair
Leslie Foster
Fern Hertzberg
Msgr Gerald Walsh
Gloria Vanterpool

COMMITTEE MEMBERS ABSENT

Nelson Rojas

PUBLIC MEMBERS

Norma De Candido
Edith Prentiss

BOARD MEMBERS PRESENT

Martin Collins

Deborah Blow, Community Associate

GUESTS

Ethel L. Stoll-Resident, Rose Mary Cortez-Health Outreach, Cecil Levinson-Resident, Stephanie L. Harris, J. Hood Wright-NYC Parks & Recreation, Zhamme Babayne, Washington Heights "Y", Nora Negron-ARC Ft. Washington, Beth Finkel-AARP, Adele Reed-Resident, Angela Johnson, RN-Ft. Tryon Home Care, Monica Cohn,-JCC Washington Heights/Inwood, Josephine Socorro-SHS, Julio Morel, Verna Arthur-DFTA

Glenda Swanson-Massa opened meeting at 10:15am.

Discussion of Art Stroll. Shuttle bus service described and explained. Request made for listing of bus tops and location of opening and art sites for the weekend art stroll event.

Presentation by Beth Finkel of AARP spoke on the changes to the Medicare legislation. She distributed literature on the legislative changes.

NY has the best benefits available for seniors. Review of EPIC benefits. Excellent Medicaid benefits. High percentage of retirees with benefits in NY State. AARP supported Medicare changes with concern towards non-Nyers who are retired and had no drug coverage. AARP is working to improve the bill. Ms. Finkel reviewed the Medicare changes as described in the AARP brochure. **Advocacy by AARP :**

- Drug re-importation from Canada is being pursued Federally and State-wide
- To require price negotiation of Medicare program
- Watchdog Rx will be publishing prices and profits of the drug company's
- Drug efficacy information and research on brand name vs. generics to increase consumer efficiency and trust
- Make medical ethics re: drug companies influencing MDs
- Increase approval speed for generics that are proved effective

- Review of the Medicare discount drug card
- Medicare – approved logo
- Recommend: open formulary card that discounts any card.
- Temporary care (from now to Jan. 2006)
- Eligible for \$1200 credit on card or low income
- Discounts vary per card; all drugs may not be covered , discount only for others

- Other programs (like EPIC) may save you more
- Most Medicare beneficiaries are eligible.
- Medicaid recipients not eligible
- Participation is voluntary
- Costs \$30 – to enroll

Discussed non-attendance of Amy Pfeiffer and PO Supervisor

Minutes reviewed by Glenda Swanson-Massa
Respectfully submitted by Fern Hertzberg

Meeting adjourned 11:20am

HOUSINGS & HUMAN SERVICES COMMITTEE MEETING

June 7, 2004

COMMITTEE MEMBERS PRESENT

Beatrice Hall, Chair
Steve Simon

COMMITTEE MEMBERS ABSENT

Barbara Smith Ramos(excused)
Mireya Cruz
Jacqueline Aristy

BOARD MEMBERS PRESENT

Deborah Blow, Community Associate

GUESTS

Hilda M. Gil, Washington Heights Inwood Coalition-Julius Wilson, Housing Preservation
Development, Rafael Lara, Larry Lara-7A Program-New City View Development

The meeting was called to order at 7:15pm by the chair, Beatrice Hall.

The first presenter was Hilda Gil, Outreach Coordinator, for Washington Heights-Inwood Coalition new Food Stamp Program. Ms. Gil gave an overview on how the program is administered. She stated that each applicant is given a private prescreened to determine if the applicant qualifies for food stamps. Once eligibility is established Ms. Gil makes sure all documentation is fill out correctly and then the client is referred to HRA. If the client runs into difficulty then, she goes to the Job Center (HRA) and advocate for the client.

Ms. Gil, also performs services for the Spanish-speaking clients at Hamilton Heights and the Bronx. An adult must be a legal resident for five (5) years in order to qualify for food stamps, but children only need to have a green card to qualify.

Working people with low income can also qualify for food stamps. The elderly & disable may also qualify for food stamps.

HPD—JULIUS WILSON, Director of management –Housing Education Services. Mr. Wilson talked about the variety of training courses that HPD offers to owners, property managers, housings professionals, superintendents and tenants. These courses are designed to help preserve NYC'S Housing stock.

LEAD PAINT LEGISLATION---NYC'S Coalition to End Lead Poisoning took the city to court over this Legislation. The City Council passed Intro 101A in February 2004. This Law goes into effect on August 2, 2004. Intro 101A repeals Local Law 38 of 1999 & Local Law 1 of 1982.

Mr. Wilson discussed the new Law at length and also discussed some of the proposed rules that are being formulated. A public hearing will be held 6/10/04 on the proposed rules.

The following is a brief overview of Local Law 1 of 2004:

Effective August 2, 2004, owners of multiple dwellings built prior to 1960 & post 1960 to pre 1978 in which a child under age 7 resides, must prevent & remediate any lead hazards conditions. The Owners must correct Lead hazards & underling defects utilizing safe work practices. Local Law 1 of 2004 states that Owners must do the following: Inquire, Inspect, Protect, Correct & keep records (ten yrs.). HPD is required to inspect, write violations, verify violation(s) have been corrected and enforce Local Law 1.

RAPHAEL LARA, 7A Administrator- RE: 21 Ft. Washington Ave

Mr. Lara was appointed in late November '03 by HPD. Mr. Lara is in the process during the necessary repairs. He has done extensive repairs in Line A & B. The elevator repair is scheduled to begin on 6/21/04. Plans are being submitted for roof repair. The plumbing is shot & must be replaced. The steps will have to be replaced again because the job was very poorly done last year.

Mr. Lara stated that a walk thru is planned with a number of contractors and HPD Representative. The Bid will be awarded to the lowest bidder. While HPD is putting up most of the repair money, some of the repairs are being paid from the rent collected. The HPD loan will become a lean against the property.

Mr. Lara stated that there are some cracks in the masonry (stone work) if it can be repaired it will be otherwise it may be necessary to replace it.

Q. Is there a tenant association? Ans. Yes- Mr. Lara said that he meets with tenants about every three months to keep them abreast. Q. What is the long-range plan for the building? Ans. Not sure at this time.

Budgets Requests Review. The 2005 Budget request was reviewed it was suggested that a letter be sent to DOB on line item 3120511E---Request: Provide funding for community outreach programs.

Agency—This request is not recommended for funding. City funds cannot be used for fencing property with no city interest, such as privately owned properties. The agency currently funds fencing projects on city -owned properties.

The meeting was adjourned at 8:55pm.

Respectfully submitted by: Bea. Hall

**Land Use Committee / Community Planning Task Force
Joint Meeting Minutes
June 2, 2004**

Committee / Task Force Members Present

Wayne Benjamin, Chair, Land Use (LU/CP)
Anita Barberis, Asst Chair, (LU)
Jay Mazur (LU)
Rose Santo (LU)
Martin Collins (LU/CP)
Peter Ferrara (LU)
Steve Simon (CP)

Committee Members Absent

Luis Facundo, Chair, Community Planning TF
Julio Rodriguez (LU)
Sybil Dodson (CP)

Board Members Present

Beatrice Hall

Staff Member Present

Deborah Blow, Community Associate

Guests: Mary Beth Betts, Director-Landmarks Preservation Commission & Diane Jackier, Director-Community & Government Affairs, Rebecca Castillo-Student, David Vador -Vador & Vador Planning, Edward Schachner-Private Architect, Joseph Maraia-D'Aprile Dev. & Leasing Company,

1. The joint meeting of the Land Use Committee and Community Planning Task Force was called to order at 7:15 pm.
2. Two representatives of the NYC Landmarks Preservation Commission - Mary Beth Betts, Director of Preservation and Diane Jackier, Director of Community & Government Affairs - made a presentation to the Committee concerning the landmark designation process and the proposed Audubon Park Historic District, located in southern Washington Heights. Ms. Betts and Ms. Jackier advised that the Landmarks Preservation Commission ("LPC") was created in 1965 in response to the demolition of Pennsylvania Station and to protect NYC's architectural, historical and cultural heritage. It was also noted that there are four types of landmark designations - an individual landmark, an interior landmark, a scenic landmark and a historic district. LPC has limited staff and given the work required to designate a property or a historic district, designation generally is a multi-year process. Two percent (2%) of NYC's building stock has landmark designation. Anyone can request that a building or other property be considered for landmark designation; an owner's consent is preferred but is not required in order to designate a property. With regard to the proposed Audubon Park Historic District, located north of the Audubon Terrace complex, generally from West 156th Street to West 158th Street from Broadway and Edward Morgan Place to Riverside Drive (the "Proposed District"), it was indicated that LPC received the request for evaluation submitted by the Audubon Park Historic District Committee about one year ago. Ms. Betts has made several site visits. LPC research staff feels the Proposed District is of merit. The Proposed District is one of a group of proposed districts under consideration by LPC which is currently focusing on designations in Queens, Brooklyn and Staten Island where some of the districts under consideration include single family homes in danger of demolition due to development pressures. It was further indicated that defining the boundaries of a historic district is one of LPC's hardest tasks and requires extensive research by staff and consultation with the LPC Commissioners. In determining boundaries, LPC considers factors such as sense-of-place and streetscape, i.e.: you should be able to feel / know when you are in the district and when you are not. Once a district has been calendared for consideration by LPC its boundaries can be made smaller but not larger (this is a function of notification requirements). LPC notifies property owners in advance when it is calendaring a property or a district for consideration. Once the notification process has concluded and the calendar is set additional properties may not be added. In terms of next steps for the Proposed District it was noted that CB 12 and community residents can assist LPC by gathering evidence of support for the district from owners and elected-officials,

undertaking political and community outreach, and educating owners, tenants and other stakeholders about the landmark designation process to dispel the misconceptions about the impact of designation on the cost of building operations and repairs. The LPC reps indicated that the Historic Districts Council and the Landmarks Conservancy can be of assistance with these next steps.

3. Joseph Maraia, D'Aprile Development and Leasing ("D'Aprile" or the "Owner") and David Vador, Vador and Vador ("V&V" or the "Zoning Consultant") briefed the committee on the Board of Standards and Appeals ("BSA") application submitted by V & V on behalf of D'Aprile seeking a waiver of zoning height and set-back requirements to facilitate the construction of a nine-story, 15 unit apartment building at 703 West 171st Street, between Fort Washington Avenue and Haven Avenue (the "Site"). The residential and medical office uses are as-of-right under the Site's R8 zoning. The Site is 25 feet wide and 100 feet deep, has an 18-foot high rock outcropping and is presently vacant with the exception of the aforementioned rock and a one-story foundation wall. The only building to occupy the site was a single-family house that was demolished approximately 30 years ago. D'Aprile is the new owner of the Site which was acquired February 2003. The project proposed by D'Aprile consists of 15 apartments (floors 2-9) and medical office space (on ground floor and basement levels). All apartments are one-bedroom units ranging generally from 550 to 575 square feet; the penthouse / 9th floor unit is 603 square feet. The units are unsubsidized and anticipated to rent for approximately \$1,230 to \$1,250 per month. The Committee was advised that the applicant has no arrangements to master lease either the apartments or the medical space to Columbia University or New York-Presbyterian Hospital. Total development costs are estimated at \$3.8 million. Under current zoning a smaller building, i.e.: approximately seven stories in height, is permitted as-of-right. The BSA waiver seeks permission to construct two floors more than permitted by zoning. V&V advised that the BSA application initially sought permission to build two additional floors as well as an elevator bulkhead, a fire-stair bulkhead and a water-tower, which due to an oversight in the zoning regulation are not recognized by zoning as "permitted obstructions" on sites narrower than 45 feet. The Department of City Planning ("DCP") recently corrected this oversight (Edwin Marshall, DCP has confirmed this) and the bulkheads and water tower no longer require BSA approval. The basis of the BSA application is the financial hardship claimed by D'Aprile due to the cost of rock removal, estimated at \$250,000, and the low annual return (cash flow compared to equity investment) produced by the zoning-compliant building, approximately 3.3%. V&V further advised that the return produced by the proposed nine-story project only increases to 5.4%. The Committee raised various points related to the design of the proposed building, especially the street façade and its relation to existing buildings on the block, i.e. its contextualism. Questions were also raised related to the project's economic analysis; in particular the low annual return appears to be the result of the structure of project financing which anticipates approximately 42% of the project financing, i.e. \$1.58 million, will be equity. The Committee noted the percentage of project financing that is equity generally ranges from 10% to 20% with the balance of project costs covered by bank financing and that if the amount of equity in the project is reduced to industry norms the return increases to a range of 8.6% to 17%. Construction-related issues such as hours of operation for activities such as demolition and rock removal were also discussed. D'Aprile was asked to consider the Committee's design, construction and financing comments. The Committee will host a public hearing for this BSA application on Monday June 14th.
4. The Committee reviewed the Executive Summary of the Municipal Art Society's ("MAS") "Zoning Variances and the NYC Board of Standards and Appeals" study. MAS is a private non-profit membership organization founded in 1893 whose mission is to promote a more livable city. The study was undertaken by MAS' law committee and contains five recommendations: 1) Improve the application of the five findings through rule-making; 2) Provide better oversight of the BSA and

- variance process; 3) Add expertise to the BSA; 4) Strengthen the variance application process; and 5) Create a commission to study the creation of a zoning administrator position and new standards for area variances. It was noted that the legislation being considered by the City Council to create an appeals process for BSA decisions (refer to April 2004 Land Use minutes, presentation by Chris Collins) is supported by and may in fact be an outgrowth of the MAS study's recommendations.
5. The Committee previewed draft display boards for the Audubon Avenue / Amsterdam Avenue Study (the "Study") that were prepared by Harlem Community Development Corporation ("Harlem CDC"). The boards document Audubon and Amsterdam Avenues from approximately 169th Street to 184th Street with digital photos of all buildings that are keyed to a site map and coded to reflect the zoning that applies to the property. The boards are part of Harlem CDC's contribution to CB12's efforts to advance the Study with the assistance of City Planning, a planning consultant and Harlem CDC.
 6. The minutes of the May 5, 2004 Land Use Committee were approved as corrected (Moved: A. Barberis, Seconded: J. Mazur, Vote: 5-0-0).
 7. Martin Collins briefed The Committee on the bids that were received in response to CB12's Solicitation for Planning Consultant Services for the Audubon Avenue/ Amsterdam Avenue Study. Three bids were received: Insight Associates (\$10,000), Warnke Community Consulting (\$35,000) and City College Architectural Center (\$47,000). It was noted that the higher bids may result from the respondents expanding the scope of requested services or not giving full consideration to the services to be donated by City Planning and Harlem CDC. The Committee voted to accept the proposal submitted by Insight Associates and to proceed with the next steps required to finalize the process with the City and execute a consultant contract (Moved: M. Collins, Seconded: P. Ferrara, Vote – Committee Members: 5-0-0, Other Board members: 1-0-0).
 8. The Committee reviewed the Register of Community Board Budget Requests for fiscal year 2005. It was agreed that Committee members would email expense and capital budget suggestions to Committee Chair Wayne Benjamin for compilation.
 9. Martin Collins provided an update on upcoming Sherman Creek meetings in June and July 2004.
 10. The committee reviewed mail in the Land Use folder and based on the LPC presentation noted that follow-up with materials forwarded by the Historic Districts Council and the Neighborhood Preservation Center was in order.
 11. The meeting was adjourned at 9:40 pm.

Respectfully submitted by: Wayne A. Benjamin

PARKS & CULTURAL AFFAIRS COMMITTEE MEETING

June 1, 2004

(Meeting at Swindler Cove Park)

COMMITTEE MEMBERS PRESENT

Glenda Swanson Massa
Elizabeth Lorris Ritter
Dago Suarez
Renato Mena

COMMITTEE MEMBERS ABSENT

Emilia Cardona, Chair
H. Young-Kennedy, III, Asst. Chair (exc.)

STAFF MEMBERS PRESENT

Gregoria Feliciano, District Manager
Miguel Reyes, Community Assistant

GUESTS

Karen Renaudin, and Bailea Rehberg, The Rocky Run; Elvyss Arguetta, NYRP

- I. In absence of chair, Renato Mena opened the meeting at 6:00pm.
- II. Presentation by Karen Renaudin regarding the Rocky Run Dog Run, which is proposed on wooded land on west side of Riverside Drive, south of West 165th Street. Made a presentation including pictures, maps and a detailed proposal to use an otherwise unused piece of wooded parks land abutting the New York State Psychiatric Institute (NYSPI). Ms. Renaudin's committee has met with Jane Schachat and Ray Acosta of the Department of Parks & Recreation, and has received approval in concept. The group has also received verbal approval in concept from NYSPI and New York Presbyterian Hospital (NYPH), which are neighbors of the proposed site. Additionally, they have collected approximately 175 signatures from neighbors and business owners, including dog owners and non-dog owners alike. They have begun fundraising for fencing and maintenance, etc. They also have support from Friends of Lilly Brown Playground.

The Committee will write a letter of support to Jane Schachat and Manhattan Borough Commissioner Bill Castro.
- III. FY '06 Budget Request: Remove the purchase of water truck request, as we now have one. Continue to push other seven projects, which were denied due to lack of funds. Support. 190th Street A-Train Station improvements re: signage to park museum. Re: Expense Budget, we would like to increase priority of Parks Enforcement Police (PEP) officers, though not at the expense of maintenance personnel, both which are important to maintain security in the parks
- IV. Old Business
 - a) We had invited Mr. Coddling, Executive Director of the Hispanic Society of America, to discuss their intentions vis-a-vis continued location within the community. Although Mr. Coddling was unable to attend the committee meeting, he has scheduled a meeting with CB12 Chair Zead Ramadan, coincidentally set for June 2nd.
 - b) Several operational issues raised by community residents to the office are being handled through DSC: water fountains, and PEP officers in J. Hood Wright Park
- V. There was a brief discussion of recent homicide in the Inwood Hill Park and the need for additional security, and also the risks inherent to a natural, secluded woodland area.
- VI. Tour of Swindler Cove Park with Elvyss Arguetta of NYRP. The grounds are fantastic, including several small strawberry patches (!) and community garden plots maintained by local schoolchildren. NYRP are to be congratulated on their hard work. All are encouraged to visit this delightful park.
- VII. Meeting adjourned at 6:55pm, so that the members could attend a meeting at Good Shepherd Church related to the recent homicide in Inwood Hill Park.

Minutes respectfully submitted by: Elizabeth Lorris Ritter

TRAFFIC & TRANSPORTATION COMMITTEE MINUTES

June 7, 2004

COMMITTEE MEMBERS PRESENT	COMMITTEE MEMBERS ABSENT	CB 12 MEMBERS ATTENDING
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Aidee Camacho, Chair
Dago Suarez, Asst. Chair
James Berlin
Anita Barberis
Joyce F. Holland

Deborah Blow, Community Associate

GUESTS

Sofia Kapelyan, Proj. Mgr-DEP/BEE, Richard Henke & Kevin LaGreca, Engineers-Parsons Brinckerhoff, Inc./DEP, John Kinney-Isham Park Restoration Project, Jayanto K. Paul, -M&E/Dev., Phyllis Smizaski-Resident, Betty Flanagan-Faith Coalition, John Kinney-Inwood Patrol, Mike Hughes,-Inwood Patrol, Jeffrey Mahry-Manhattan Mortgage, Sandra Harris, Director Community Affairs-Columbia University, Julio Batista-NY Presbyterian Hospital, James Behr-Resident, Ryan Hanna-Resident, Maureen Roebbs, Michael Hanna-Resident, Jeannine Lebow, Joseph Lopefido-"Remembering Fallen Friends Way"

Chair Aidee Camacho opened meeting at 7:05PM with the introduction of the members of the committee. Modified the agenda and put the DEP presentation first.

DEP project manager, Sofia Kapelyan, explained that the New Croton Aqueduct, which is 110 years old, needs to be inspected to review the integrity of the tunnel. This will cause an inconvenience to our community, as the two shafts are located on Amsterdam Avenue: shaft 28 in the middle of 165 and 166 Streets and shaft 29 between 156 and 157 Streets. Amsterdam Avenue is a four lane street (two lanes in each direction) and to maintain two lanes of vehicular traffic to travel in both directions, parking will be eliminated from both sides of the Avenue for approximately two weeks. The work would include opening the roadway and temporarily removing the shaft cover to allow work crews access to the tunnel below. A mobile crane would be required to hoist workers into the shaft (which is about 50-60 feet deep) and will remain mobilized in the roadway for the work duration. Steel plates will cover the holes during the evening hours. After investigation, remediation will be scheduled for 2006. There will be no work on the sidewalks or crosswalks.

Sandra Harris, Director of Community Affairs, requested "No Parking Anytime" signs to be placed directly in front of 60 Haven Avenue to facilitate the safe drop-off and pick-up of handicapped, chemo dialysis patients seeking treatment at the Columbia Dialysis Center located in that building in the basement. The center presently operates three shifts beginning at 5:30AM and ending 1:00AM and plans to add a third shift. They claim to be the only Dialysis Center north of 96th Street (however, we have been recently apprised that there is a large dialysis center at 138th Street). We asked for more information concerning how many stations were at the Center, how many of the patients were handicapped and required ambulette service and over what period of time (week, month, year) does Columbia accommodate 150 patients. Recommendations ranged from one dedicated parking spot for ambulette to no dedicated parking spots due to lack of consideration for the residents who live in the area, who are now able to park their vehicles overnight given the present posting. Sandra Harris agreed to get back to us with the particulars before any accommodations re parking be implemented.

Resident James Behr, of 100 Overlook Terrace, would like to see speed bumps installed on this roadway which connects 187th Street and Broadway to the Cloisters to deter the vehicles from speeding downhill. Discussion ensued regarding what DOT would consider to assist this request. The resident was advised that speed bumps would not be an option, as DOT has certain guidelines that this steep

hill does not meet. Further, a traffic survey of this area would be time consuming and expensive. The other alternatives were a sign that state "Slow-Hill", a crosswalk at 187th Street and Overlook Terrace where the Stop sign is located, a "Caution" sign - all to be reviewed by DOT before executing.

Joseph Lopefido presented a request to co-name the corner of Isham Street and Broadway to "Remembering Fallen Friends Way". This would honor the twenty young men from the Inwood community, who tragically lost their lives on September 11, 2001. They are completing a memorial garden at the Good Shepherd Church which will be dedicated to the families of those lost at a special ceremony on June 19, 2004. The group would like to have this new signage a reality by 9/11/04 so that it could be unveiled after a memorial mass that Saturday afternoon. We advised them that such co-naming would not be forthcoming until the Council meets in September 2004. We will draft a resolution to that effect and submit it to the full board for their endorsement. Councilman Robert Jackson's office is in full support of this co-naming.

Resident, Ryan Hanna presented concerns regarding traffic safety at 3 intersections of Pinehurst Avenue: 185 St. & 183 St. and 181 St. at the bottom of the steps. The request again was for speed bumps to slow traffic as the stop signs are ignored. First of all, the traffic on Pinehurst is not heavy enough, or it the street wide enough to warrant speed bumps at 183 and 185 Streets. However, the request for a crosswalk opposite the steps at 181st Street may be viable as well another Stop sign. We will check with DOT to ask their assistance.

Set an appointment for volunteers of this Committee to take a second look at the four locations in the area of 187th St (Cabrin, Ft Washington, Pinehurst) where the signage has been changed to "No Standing" anytime disallowing a handicapped person to park overnight in the community.

Reivewed the mail.

Meeting ended 10PM

Respectfully submitted by Anita Barberis