



Community Board 12M

Washington Heights & Inwood

711 West 168th Street — New York, NY 10032

Phone (212) 568-8500 Fax (212) 740-8197

Email: CB12M@Juno.com

June 28, 2004

Honorable Gifford Miller
Speaker
City Council
City Hall
New York, NY 10007

Dear Speaker Miller:

The following resolution was passed by a unanimous vote by Community Board 12, Manhattan at it's General Meeting, Tuesday, June 22, 2004:

Whereas: Community Board 12-Manhattan has been petitioned by the Remembering Fallen Friends Committee to add "Inwood's Heroes of 9/11 Way" to the southwest corner of Isham Street and Broadway; and

Whereas: The Remembering Fallen Friends Committee, a group of past and present Inwood residents, was organized in January 2002 to honor 20 young men who perished in the World Trade Center disaster of September 11, 2001; and

Whereas: The Remembering Fallen Friends Committee sponsored a fundraiser in May 2002 called "Remembering Fallen Friends," which made possible a memorial journal, "Remembering Inwood's Heroes," and a "Remembering Fallen Friends Memorial Garden," which is located near the southwest corner of Isham Street and Broadway alongside Good Shepherd Church; and

Whereas: The Inwood community has a long and cherished tradition of coming to the aid of family and friends in need; and

Whereas: It is New York City policy to add the names of such heroes of September 11, 2001 to the streets where they grew up; therefore

Be It Resolved: That Community Board 12-Manhattan supports the request to add "Inwood's Heroes of 9/11 Way" to the southwest corner of Isham Street and Broadway.

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We would appreciate your favorable consideration of this resolution and look forward to your response at your earliest possible convenience. Thank you for your attention to this matter.

Sincerely,



Zead Ramadan
Chair

cc: Hon. C. Virginia Fields, Manhattan Borough President
Hon. Adriano Espaillat, Assemblyman, District 72
Hon. Herman D. Farrell, Jr., Assemblyman, District 71
Hon. Robert Jackson, Councilmember, District 7
Hon. Miguel Martinez, Councilmember, District 10
Joseph Loperfido, Chairperson-Remembering Fallen Friends Committee



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June 23, 2004

Honorable Meenakshi Srinivasan
Chair
Board of Standards and Appeals
40 Rector Street
New York, NY 10006

Re: BSA Variance #200-04-B2

Dear Ms. Srinivasan:

The following resolution was passed by a majority vote of the members of Community Board 12, Manhattan at the General Meeting held on Tuesday, June 22, 2004.

- Whereas:** On May 11, 2004 an application was submitted to the New York City Board of Standards and Appeals ("BSA") by Vandor and Vandor Planning, Urban Design and Zoning Consultants (the "Applicant") on behalf of D'Aprile Development and Leasing (the "Owner") seeking a variance to waive zoning height and setback requirements to facilitate the construction of a nine-story mixed-use facility on a lot located at 703 West 171st Street between Fort Washington Avenue and Haven Avenue, Block 2139, Lot 199 (the "Site") (BSA calendar number 200-04-B2); and
- Whereas:** In February 2003 The Owner purchased the Site which is 25 feet wide and 100 feet deep, encumbered by a rock-outcropping that is approximately 18 feet in height and has been vacant for approximately 30 years; and
- Whereas:** The Owner proposes to construct a nine-story building containing medical office space on the ground floor and basement level and 15 one-bedroom residential rental units on floors two through nine (the "Proposed Project"); and
- Whereas :** Since the Site is less than 45 feet wide, under zoning it is considered a narrow site and is restricted in height to the greater of the height of adjacent properties or the width of the street; and
- Whereas:** A zoning-compliant building on this site would be limited to seven stories in height but the Applicant and the Owner advise that given development costs, in particular the cost of excavation and rock removal, a zoning-compliant building does not yield a sufficient financial return to make the project economically feasible and therefore a waiver of the zoning height limitation is sought in order to construct two additional floors; and
- Whereas:** The Applicant and the Owner briefed the Land Use Committee (the "Committee") of Community Board 12-Manhattan ("CB12-M") on the proposed project at the Committee's June 2, 2004 meeting at which time the Committee raised various questions pertaining to the design, construction and financing of the Proposed Project; and
- Whereas :** At a public hearing held by the Committee on June 14, 2004 (the "Public Hearing") to obtain public comment on the Proposed Project the Applicant and the Owner presented a modified design for the Proposed Project which features a street-façade that is more sensitive to its location and the existing buildings on the street and also committed to ongoing dialogue with CB 12-M and local residents throughout the design and construction of the project;

**Therefore Be
It Resolved:**

That Community Board 12-Manhattan supports the requested BSA application subject to the Owner's compliance with concessions agreed upon at the Public Hearing including:

- 1) ongoing coordination with CB12-M and local residents to ensure and refine the project's design as presented at the Public Hearing as well as to track and address resident's possible concerns and complaints related to construction;
- 2) not performing any drilling or other rock removal activities prior to 8:00AM on weekday-mornings or at all on week-ends;
- 3) protecting nearby occupied units from being impacted by the spread of dust and debris resulting from rock removal by making special efforts to limit and contain dust and debris including performing removal within tented or otherwise encapsulated areas, as necessary and
- 4) making special efforts to ensure rodent abatement prior to and during construction.

A copy of the minutes of the June 14th public hearing held by CB12-M are enclosed for your reference. We would appreciate a response regarding the above resolution at your earliest convenience and being advised of the time and place of BSA's public hearing for this project. Thank you for your cooperation in this matter.

Sincerely,



Zead Ramadan, Chair
Community Board 12, Manhattan

cc: Hon. Virginia C. Fields, Manhattan Borough President
Hon. Charles Rangel, Congressman, District 15
Hon. Eric Schneiderman, State Senator, District 31
Hon. David A. Paterson, State Senator, District 29
Hon. Adriano Espaillat, Assemblyman, District 72
Hon. Herman D. Farrell, Assemblyman, District 71
Hon. Robert Jackson, Councilman, District 7
Hon. Miguel Martinez, Councilman, District 10
Rory Levy, NYC Board of Standards & Appeals
Frank Renna, D'Aprile Development & Leasing Corp.
Joseph Maraia, D'Aprile Development & Leasing Corp.
David Vador, Vador & Vador Planning
Edwin Marshall, NYC Dept. of City Planning
Wayne Benjamin, CB12 M, Land Use



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June 23, 2004

Hon. C. Virginia Fields
Manhattan Borough President
Municipal Building - 19th Floor
One Centre Street
New York, NY 10007

Dear Borough President Fields:

The following resolution was passed unanimously by Community Board 12, Manhattan at its General Meeting on Tuesday, June 23, 2004:

Whereas: Article 5.01 of the By-laws of Community Board 12, Manhattan state that "sufficient cause for removal of appointed board members shall consist of any one of the following:"

"(1) Three unexcused absences during any six consecutive months from duly called regular general meetings of the board."

"(2) Three unexcused absences from any duly called meetings of any standing committee(s) if that is the member's only standing committee appointment during any six consecutive months"; and

Whereas: Chapter 70 Section 2800 (b) of the City of New York Charter states, "An appointed member may be removed from a community board for cause, which shall include substantial nonattendance at board or committee meetings over a period of six months, by the borough president or by a majority vote of the community board"; and

Whereas: Board member Mireya Cruz has not attended a single Housing Committee meeting of any kind — since December '03; and

Whereas: All of these absences were unexcused (except for those from meetings held on dates other than their usually scheduled dates, absence from which is automatically excused); and

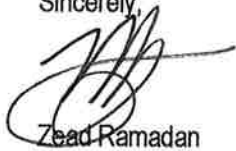
Whereas: Warning and Certified letters which were received by Ms.Cruz have gone unanswered; and

Whereas: The retention of non-attending members on the Board's roster makes it difficult to achieve and maintain quorum at meetings, and to conduct the business with which the Board is charged; therefore

Be it Resolved: That Community Board 12, Manhattan removes Mireya Cruz from the Board for cause, having been empowered by the City Charter to do so.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Zead Ramadan', written over the printed name.

Zead Ramadan
Chair

CC: Hon. Miguel Martinez, Councilman, Council District #10
Hon. Robert Jackson, Councilman, Council District #07