

PRESENT

Dora Maria Abreu	Rolando Cespedes	Francisco Guzman	Edgard Nau
Jackie Rowe Adams	Martin Collins	Mark Levine	Pam Palanque North
Richard Allman	George Cruz	Tony Lopez	Cheryl Pahaham
Jennifer Araújo	Ingrid Dominguez Brito	Elizabeth Lorris Ritter	Edith Prentiss
Wayne Benjamin	Vivian Ducat	Maria Luna	Zead Ramadan
James Berlin	George Espinal	Glenda Swanson Massa	Andria Reyes
Isaiah Bing	James Freeman	Rita McKee	Tammy Rivera
Kotie Cannon	Julissa Gomez	Helen Morik	Rolando Rodriguez
Emilia Cardona	Ramona Gomez	Carole Mulligan	Nelson Rojas

ABSENT/EXCUSED

Anita Barberis (abs.)
Sybil Dodson-Lucas (abs.)
Ariel Hart (exc.)
Albania Lopez Jimenez (abs.)
Ines Saldana Olesen (exc.)
Rafael Osoria (abs.)
Gloria Vanterpool (abs.)

The Chair, Manny Velazquez called the meeting to order at 7:15pm, with the request that everyone turn off cell phones, and apologized for lack of sign-in sheets, which inadvertently were left at the office. Before a quorum could be established, the Chair began with his report.

- The office phones have been malfunctioning in the wake of the serious weather last week; apologies.
- DEP spray caps being installed on hydrants throughout the board.
- Sponsored 100-year celebration of the Washington Heights bridge: two borough Presidents met in the middle. Our local IS52 outplayed the Bronx high school band even though they are younger. <laughter and applause.>
- Spoke w/ sanitation regarding our report card which has improved for garbage pick-up. There is a lot of rubbish in the neighborhood, but they only pick up through 3pm, so we are asking for more trucks and also more pickup times as our cans are overflowing.
- The Public Advocate has released a report, "Out of Tune": intermediate and elementary schools in our district are not providing sufficient arts education programming to our children.
- NYCHA is hiring: legal assistants, bank tellers, pharmacy techs, admin and nursing assistants, EMT and other positions www.nyc.gov/nycha.
- public safety hot spots: 204th & Broadway; western end of Dyckman, especially near the now-vacant marina site; behind GWHS. Has met with 33rd & 34th precincts regarding QOL/noise complaints, largely due to out-of-neighborhood members coming in with their cars and radios. NYPD will be targeting these areas; Emilia Cardona (Public Safety Chair) and I will be meeting with the precinct commanders to ensure that these areas are safe and quiet at night, though it also is difficult due to short-staffing at the precincts. We are getting Chief Diaz involved.
- Last but not least: *In the Heights* had 13 Tony nominations, and won four, including best musical and best score!

Helen Morik talked about concerns re hydrants: dropping pressure at NYPH when they are open. The Hospital has offered to buy wrenches so the precincts have them in order to close hydrants. The offer is still on the table, and the Public Advocate is taking on the issue, but there has been no progress. Alianza will have teams of youth working the streets to do public education on this issue. Frank Hess reported that this was discussed at DSC; One Police Plaza doesn't want local precincts to have them, so we must put pressure on the Commissioner; the problem isn't with the local precincts, which want the wrenches. George Cruz said that we have caps up on 190th, but someone has a wrench to remove the sprinkler caps; how did this happen? Several people shared similar concerns. Chair noted the recent death of a child in the Bronx who died from force of water in a hydrant (it swept her into oncoming traffic, and she was hit by a car); this is a real problem. Ms. Cardona: people have very strong magnets which they use to open the hydrants. I have also seen people take drills to open hydrants. Several members asked Mr. Hess to put pressure on 1PP since he carries more weight than the Board; he pledged the Assemblyman's support and is trying to get a meeting on this issue within ten 10 days.

Certificates of appreciation were presented to Julio Peguero and Fern Herzberg for their many years of service to CB12. There was much applause. Mr. Peguero and Ms. Herzberg made brief comments. A third certificate was prepared for Bea Hall, but she was not available to attend this evening's meeting.

With the achievement of a quorum, the Chair reminded all board members about proper behavior and all attendees regarding timekeeping limits.

Pam Palanque North announced the donation of several tote bags and mugs, which she distributed based on an impromptu raffle.

Ruddy Santana made a **motion to adopt the agenda**, (7:50pm) which was seconded by George Espinal and passed by voice vote with no objection. Ms. Cardona made a **motion to adopt the minutes of the May meeting**, (7:51pm) which was seconded by Mr. Espinal and passed by voice vote with no objection.

CBO presenters (7:52pm) Maria Collado, DEP & Roger Montesano, FDNY DEP Hydrant Education Action Team (HEAT) program. Alianza Dominicana is training youth about importance of keeping hydrants closed, and of using spray caps. It was a successful program last year, and this year it is being expanded to include not only this Board but also several in the Bronx, one in Brooklyn and one in Queens. I've been in FDNY 35 years, and last year we were astonished at how well the program worked here in Washington Heights/Inwood and in the Bronx. Thanks to DYCD for additional funding to help make this program available. We encourage you to encourage them. This is a terrific program and very effective. Hydrants are not toys; they spew a thousand gallons per minute when open; it can be very dangerous, and is a tremendous waste of water when they are open. It undermines building safety and affects businesses: Modell's moved out of its Fordham Road location because merchandise was being ruined by continued flooding. The HEAT program goes through August 15th. Ms. Morik: what is process to get an open hydrant closed quickly? A: 311 or FDNY. Q: neither suggestion follows up quickly; what do we do? A: we gave PD keys to open/close, but 1PP said "no mas". Q: this has to be

corrected. Community education is key, but we have to have a process in place to close them rapidly, and right now that's not happening. Water bills are going up and water pressure is going down and this is a problem. A: I will give you my number and we will do our best to respond to this quickly, and work directly with people in the field. Also keep in mind that we can close 'em and the same folks who opened them open them again.

8:10 CEDOPAZ Former Ambassador Herasmo Peña from the Centro Dominicano para la Paz (Dominican Center for Peace). The purpose of this organization is to promote a culture of peace that allows the enjoyment of an individual's citizenship rights. We offer mediation and conflict resolution related to social and cultural aspects; promote constructive discussion and activities related to community activities; provide tools to community leaders and people to deal with conflicts and other types of problems. We do this in the DR school systems and in universities. Hoping to train mediators and other peace workers, including peer mediators. Also provide networking opportunities and serve as a clearinghouse for information on these important issues. Creating peace clubs in schools and community orgs to promote a culture of peace. We take a multicultural approach, offering programs in English and Spanish. This is not just for Dominicans, but all Latin-American youth. Our main focus will be all manifestations of social violence, not just gangs, but violence against women, in schools and on the streets. Also looking at how justice has been rendered in the system. This isn't just a problem with security, but also with teaching. Implement programs in partnership with existing CBOs and NYC schools. Need more afterschool programs as these are diminishing. We will be working on all of these things, as well as to integrate new immigrants into the community. November 25th is an international Day Against Violence Against Women. We will be having a conference on violence and youth; we plan to bring together 160 high school and college kids and talk with them and experts to map the problem and see how youth view these issues. We are partnering with CU's International Center for Cooperation and Conflict Resolution, as well as the Martin Luther King, Jr. and Gandhi Institutes for non-violence. We will be the link among all these organizations. We will be starting programs in August, but already the response and support has been tremendous. Gave contact info. Cleofis Sarete spoke favorably about the program, and another organization, STOP (School Teaching Options for Peace), with which she has worked.

Ebenezer Smith gave the **District Manager's report** (8:17pm) In addition to written report (see attached), of particular note, we are working with FDNY and DEP for the last 6 months, as has already been described, to improve on last year's program concerning open hydrants. Please call in complaints re hydrants to office as well. The US Census Bureau is getting ready for 2010; we are working with census bureau to increase participation, especially since there is a high proportion of undocumented residents in this community, and we must get everyone counted.

Reports of Elected Officials or their Representatives (8:22pm) Mr. Velazquez reminded them that we would like for them to stay through to the end of the meeting.

Rafael Escaño for NYC Comptroller William Thompson (8:22pm): just released an audit report on the NYC Department of Buildings, which is included in your packets. The Comptroller also sent a letter to the Mayor that DOB is not up to par in dealing with problems in buildings cited in the report, and raised concerns on behalf of those building residents. Wished everyone a good summer.

Frank Hess for NYS Assemblymember Herman "Denny" Farrell (8:24pm): Report in packet. Highlighted testimony to Rent Guidelines Board, and also passage of two pieces of green legislation dealing with solar power and tire returns. Wished everyone a good summer.

Socrates Solano for US Congressman Charles Rangel (8:25pm): The President's gas policy is right for the petroleum industry, but not for the people. The Democratic-controlled Congress has introduced aggressive legislation to address this imbalance. We should not do offshore drilling, but should exploit public land on which they are not currently drilling. Last week the House passed three pieces of legislation despite veto threats: FISA; emergency spending to provide troops the resources they need while also extending benefits to unemployed here at home. This is a new GI bill, just like after WW2. This week the House will consider Medicare improvements to eliminate reimbursement cuts to doctors, legislation opposed to the alternative minimum tax (AMT), and other middle-class tax relief, as well as HR3195, the ADA-restoration act. Wished all a happy summer.

Lolita Jackson for NYC Mayor Bloomberg (8:27pm): backed up what Chair Velazquez said about music education, from which she derives her love of math. Announced a BBQ at Gracie Mansion honoring CB members on July 23rd. The improvement project for the 191st Street subway tunnel is happening: power-washing the mold, painting, doing a mural. Thanked Senator Schneiderman's and Councilmember Jackson's offices, NoMAA, DOT and the Nagle Avenue Y. The mural will be designed and painted by Summer Youth Employment kids, based on poets and heroes of WaHI. There will be a public workshop on 7/8 5-8pm at the Y; all who want input are invited to attend. There will be a viewing of sketch on 7/15; painting to happen 7/23-8/21. We anticipate completion on 8/22, hopefully with a block party or some other community event. Jim Berlin: can you please relate to the Mayor the importance of the whole fire wrench issue. A: yes we will bring the message back. Zead Ramadan: echoed the need for clarity on responsibility for this issue; we are desperate. Edith Prentiss: did a major job on the tunnel several years ago. And at that time the disability community asked that the ramp pitch be reduced, and at that time DOT, MTA and others were not willing to consider this. It is a real hazard. A: agreed. This has been heavily discussed. DOT had some concerns with taking out ramp to lengthen and therefore reduce pitch. They want to clean up the tunnel first and then work on this issue, but it is under discussion. Q: Is ramp height part of the issue? A: this is no longer an issue.

Jaritzta Taveras for Manhattan Borough President Scott Stringer (8:35): Launched GoGreen WaHI last month; already there are 160 people on the Steering Committee and its six subcommittees (Public Health & Asthma; Farmers Markets & Healthy Foods; Parks & Open Space; Sustainable Business; Green Buildings; Transportation). Recent press conference at 700 Ft. Washington Ave. protested conditions in that building; hopefully gas will be restored by mid-July. Our office has three open positions; if you know anyone interested, contact me or go to website. Rita McKee: the spring update lists four areas as part of an aggressive school construction plan; why are we not one of them? A: there is no further school construction planned here; we are looking at the issue. Q: we are already overcrowded, what is being done? A: we are looking at areas for pilot programs; in the interests of time and moving the agenda, I can give more info off-line after the meeting.

Lilliam Perez for NYS Senator Eric Schneiderman (8:39pm): Joe Bruno has retired and is not seeking re-election. <Applause.> Sosua exhibit at the Jewish Heritage Museum goes through August. Gave a budget update, and reported on a coalition for ending illegal guns. The legislative session is ending soon; we passed a worker compensation law for livery cab drivers. The district office had a highly successful distribution of reusable shopping bags.

NYC Councilmember Robert Jackson: (8:43pm) gave a budget update. Biggest items are restorations to education, housing and services for seniors. The Council is trying to find solutions with the Mayor. "What would it take to reach consensus? Money? I don't care if it comes from the east side of City Hall or the west side of City Hall, but it's got to happen. I believe we have found the money to restore the proposed cuts. But that will have to come from somewhere, so we will need to see what happens with discretionary funding, which likely will be cut to support education." There also are some home-rule issues regarding security guards represented by 32-BJ who must be specially trained by NYPD, which must be passed by the state legislature since these only apply to cities with a population over a million. (New York is the only such city in the state.)

Public Speakers' Session (8:51pm)

Ibis Febles, Global Real Estate: Gives a 12-hour course for first-time home-buyers to educate people in all the fields of buying a home. Why do I need a lawyer. What is my credit? What do I look for in buying a home? What is "title"? All students are given a 300+ page book covering issues related to lawyers, real estate and bank brokers, contractors, etc. The course will be free. Weekly two-hour sessions for 6 weeks. She is looking for space (for about 40 people) and advertising. There are separate programs in English and Spanish. For more info: 718-424-5888 or ifebles@telgroup.com They also give orientations on how not to lose your home, and do modifications of mortgages with banks.

Gregory Apostle, Riverdale Funeral Home: Came to speak regarding rat infestation and liquor license at livery service's catering hall next to funeral home. Has participated in mediation on this issue, but feels it has not been resolved. I've been a part of this community for 48 years, and I love this community. Attended several Economic Development committee meetings; there are too many new liquor or wine/beer licenses in the immediate area. We should take a step back to look at where we are approving these licenses.

Andrew Apostle, Riverdale Funeral Home: echoed the previous speakers comments, noting that the rat and liquor problem are getting worse. <name inaudible, illegible on sign-in sheet>, **community resident:** echoed comments of the previous two speakers.

Mr. Ramadan, Chair of the Economic Development Committee, rose to a point of information: we voted in favor of these liquor license because of the limited hours of operation. These are restaurants, not late-night bars. Also noted there has been progress on the sanitation and pest issues.

Peter Drivas, NYC Voter Assistance Commission: The Commission is a nonpartisan agency, part of the Mayor's office. The object is to increase voter awareness, registration and participation. October is voter awareness month; this is an incredibly important election. Wants to get CB12 and communities throughout the city involved; looking to network in upper Manhattan, to find out about events as part of voter awareness month. Will provide materials and speakers for events and drives. Gave contact info. Pamela Palanque-North: what is the deadline to register? A: October 10th for the general election, though we can still do voter education/awareness events thereafter.

Miguel Martinez, NYC Council 10th District: (9:10pm) brief update on budget. "We still don't have a budget; it's really sad what's going on. The one big item that's not allowing us to move forward is the education budget. There's \$160-200million that the Mayor won't put into the budget, so now we have labor fighting each other because we are not going to allow any cuts in classroom instruction, so any city budget cuts will come out of other areas: janitors, engineers, family coordinators, etc., each of whom is represented by a different union, and now there is a classic divide-and-conquer routine. But realistically wherever you cut is going to be a problem in education even if it's not in the classroom" The Rent Guidelines Board increased lease renewals 4.5% for one year and 8.5% for two, with a minimum increase of \$45/\$85 even if your rent is under \$1k. Held a press conference on Monday with the legal community that supports working poor on this issue, asking the Mayor to take a stand. This provision was not presented at public hearings, it was not even discussed by the RGB before the vote. This is a violation of process; Legal Aid is looking at a lawsuit on this. Everyone should call the Mayor on this. Five of his appointees voted in favor, and this tells us where the working poor stand in the Mayor's estimation. Working poor and seniors are being targeted with this provision. Asked for help with new trees: help let people know that the "tree gators" are not garbage cans - it's a pocket to put water to continually hydrate newly planted trees. Urged all to vote in favor of the Plaza Juan Bosch parks co-naming; DPR is in favor. I am committing \$500k, which goes along with the Highbridge Canine Committee, in addition to \$325k for the Higbridge Park dog run. Elizabeth Lorris Ritter: if you have English/Spanish flyers about this, the Hudson Heights Owners Coalition will underwrite the cost of publishing them in the Manhattan Times as advertisements.

Simeon Bannister, for Public Advocate Betsy Gotbaum (9:20pm): incongruence that test scores are up, and the city wants to cut the programming that is yielding these good results. Ms. Gotbaum was at the WaHI Chamber of Commerce meeting earlier this month, where there was much discussion about the fire hydrant issue. Today Ms. Gotbaum has prepared a letter to DEP Commissioner Emily Lloyd to accept NYPH's offer and to allow the PD to have these wrenches. We believe that the agencies involved should put aside the inter-agency squabbling. Also spoke re gang violence, citing a recent shooting in CB10; encourages Mayor to fully fund the Summer Youth Employment Program. When young people have opportunities and can build skills, they have hope and can choose a different path. Also Ms. Gotbaum has a bill in the Council requiring the translation of prescriptions. For example, the word "once" which means "one time daily" in English, means "eleven" in Spanish. This is a problem. Announced various upcoming programs throughout the borough in the coming months. Have a good summer.

Resumption of Public Session (9:23pm)

Candice Delevante, community resident: re traffic surrounding Broadway & Dyckman. Thanked CB for speaking with the 34th precinct; much appreciated. There has been some enforcement and this has been helpful. Problem isn't resolved, but PD is out there doing their best. Additional suggestions/ideas re public safety, traffic, and quiet enjoyment we all are entitled to have: speed bumps on Dyckman; security cameras; increased police presence especially between midnight and 6am on weekend (i.e., Thursday-Sunday). Had to pay over \$1700 for

soundproofing in her apartment so she can sleep at night. Mamajuana is exposing community to excessive noise and rowdiness. Loud music blaring to the 5th floor of her building. When a restaurant owner abuses his privilege it is not appropriate to renew license.

Rosario Perreux, A Perfect Pitch: This non-profit works to develop social, emotional and educational skills and to empower children through music education. Get into music recording studios to write, engineer, record, etc. something to do afterschool. Don't have to stand on the corners and join gangs. 212-928-1589 rosieperreux@gmail.com.

Linia Fernandez, community resident: re La Parilla restaurant at 3920 Broadway. Signed an agreement regarding changed door and installation of a padlock. They have not complied with this. We would like to know if CB12 can intervene. A: (Ms. Prentiss, for Economic Development Committee): A custom door has been ordered and paid for, and will be installed on July 11th or 15th. Sound equalizers have been placed and according to other public members who attended meeting earlier this month, the situation has gotten better, so it seems that La Parilla is complying. <Much applause. >

Elizabeth Chichon, community resident: re La Parilla restaurant: they have installed the non-overridable limiter, and moved speakers. I have been able to move back into my bedroom. Why was a microphone listed on their invoices when they agreed not to have any karaoke and DJ and other things? Was a mike purchased, and if so, why? Outside of that, the situation is indeed greatly improved. We are asking the committee and the board to consider the owners' judgment in deciding whether to support their license application. Ms. McKee: I asked about this in committee, and was told by the Chair that this was irrelevant. Mr. Ramadan: the agreement states they're under 20 decibels, including undercover measurements. Mr. Velazquez: you can't take one fact out of context; businesses use microphones all the time for legitimate reasons. We should not take things out of context. Ms. McKee: this is not a witch hunt. There were charges for mike cables and also a wireless mike, which wouldn't use cables. Why are they buying this stuff? I am not going after the Committee Chair; it's a point of information. Ms. Prentiss: it was a kit; there were no line-item costs, so I would assume it was a bulk-purchase kit. You need cables from receiver to amp, regardless of whether there is a mike. Tony Lopez: at the end of the day, we're missing the point; it's all about the decibels. Some places have meetings and need a mike. Jim Berlin: echoed Mr. Lopez' comments: the issue is sound levels, not equipment.

Jose Adames, community resident: claims he's the Mayor and has proof. Gave a complete history of his efforts to bring this matter before a court. Case has been rejected by the international court, even though he went through the Dominican mission. Invited all to City Hall when he is installed as the real Mayor.

Mike Fitelson, Manhattan Times: six or eight weeks ago, Editor Julia Marsh let him know that she was leaving the Times to move out of town. Got 65 responses for job posting – some from Europe and Central America, and 13 from our neighborhood. We received one that told us we had found the right guy, Daniel Bader. Mr. Fitelson read an excerpt of Mr. Bader's cover letter which detailed his experience as well as his apparent intelligence, wit, and passion for community journalism. Changing hats, Mr. Fitelson noted that 25 local photographers are having an opening and reception at City College for an exhibit on Manhattanville; hopefully the exhibit will be taken citywide.

Wesley Shelton, community resident: re Coogans, what really counts is implementation, not just good ideas, but whether and how they are done. Coogan's owners have always been accessible. A good idea done badly can be awful, but even a bad idea done well can really work out. The big noise problem outside my window is traffic, ambulances and fire trucks, not the gentle sound of two glasses clicking over a good meal.

Edith Prentiss, WHICOA: invited all to annual meeting on Thursday to hear a presentation from West Side Federation for senior housing. They are proposing to build a 13-story building in the parking lot of 99 Ft. Washington Avenue, the old Delafield hospital, now known as Fort Washington Houses, where Riverstone Senior Life Center and ACNC geriatric dental and medical practice are located. A 13-story building is architecturally incongruous, much higher than everything else around. (Except for Presbyterian Hospital, all but one of the surrounding buildings are 5- or 6-stories.) Originally the proposal was for supposed to be 11 stories, and now a higher structure is proposed, in compensation for loss of footprint. The proposed building also would house a charter school. Ms. Morik: who is sponsoring the project? A: WSFSH; they are looking for funding. Steve Simon: can we invite them to present to the Housing Committee or to the Committee of the Whole in July? Cheryl Pahaham: I've been in touch with them; they are willing to come to the Board, but the project is still in the conceptual stages. Ms. Cardona: they should come soon; they shouldn't wait until the design is final.

Committee Reports (please note in addition to Committee minutes) (10:03pm):

Elizabeth Lorris Ritter for Parks & Cultural Affairs: Presented resolutions to co-name two lawns in Highbridge Park as Plaza Juan Bosch & the Sugar Hill Luminaries Lawn, at 190th & Amsterdam Avenue and 155th Street & Edgecombe Avenue, respectively. Both proposals have been discussed at great length in Committee, and have been reported on extensively at previous General meetings. Both resolutions passed unanimously (37 votes, with 2 members employed by DPR not voting due to conflict) with virtually no additional discussion. Please refer to minutes, which include among other items a detailed explanation of the status and process for the Dyckman Marina & Café RFPs. Ms. Palanque North asked about damage to trees from the recent storms. A (from Mr. Simon): About 300 trees borough wide, especially hard hit were Riverside Park and various parks throughout CB12. This is tragic. Mr. Berlin: spoke about treatment for Dutch elm disease.

Zead Ramadan & Tony Lopez for Economic Development (10:11pm): had a long conversation with Messrs. Apostle (of the funeral home) following the public session; the issue will be deferred to September. Mr. Ramadan proposed doing a color-coded map of the Board to show different kinds of establishments, we can look at saturation when considering applications. He gave a complete run-down of the 13 resolutions before the Board for consideration, with several clarifying questions regarding location, service, hours, etc., answered along the way. Mr. Ramadan also recapped the particulars regarding La Parrilla, which has made \$10-15k investment to attempt to resolve issues with community, much to the satisfaction of the neighbors. Mr. Simon offered friendly amendment to reflect these developments, including some discussion of the definition of "live music." Martin Collins suggested sending the resolution to DEP and both precincts as well as to the SLA and electeds.

There was a long conversation questioning the necessity of resolution #8 (offering no objection to new DOB Alteration Agreement for Serie 56), since it's a compliance issue, not a permission issue, especially since DOB already has approved it. DOB-issued letters of no objection do not require CB input. This is different from SLA alterations, which would require CB12 input. Mr. Simon moved to table; seconded by Mr. Espinal, Mr. Berlin and Ms. Cardona; there was no objection.

Ms. Morik: we are considering approval of three restaurant wine licenses in a 1-block area. This is heavily saturated, and will exacerbate the rat/liquor/noise problem of which Messrs. Apostle spoke during the public session. I would strongly suggest that we not consider some of these, though I don't know which one. Mr. Collins: there are two existing premises on that short strip of Tenth Ave. between 214th & 215th Streets; he described the establishments. Ms. McKee: shared a photo of Malon's which is a brick building, this is going to be a restaurant? Francisco Guzman: Officer Trinidad opposed full liquor but not a restaurant wine – why would this be a difference? Mr. Ramadan: Officer Trinidad said that the Deputy Inspector doesn't support full liquor *anywhere* in Inwood, so applicant agreed to drop it down to beer/wine. Mr. Guzman: but what about the garbage, what would be the difference? James Freeman: this is a Committee for economic development, not just liquor licensing. The funeral home was concerned about the adverse effect of this licensing on an existing business. Mr. Santana: this is an unusual block in that it is mixed zoning, residential and industrial. Also, the catering service is just on weekends, and the sandwich place has only two tables so this is not really like four full licenses.

<At this point the Secretary had to leave, and member Martin Collins took minutes for the remainder of the meeting.>

James Berlin: Over-saturation is a concern and it is troubling that all these new businesses are looking for SLA licenses. Mr. Simon: La Palma is on a section of Audubon Avenue that is not zoned commercial. Mr. Simon said the location, 132 Audubon Avenue, is zoned residential and referred to remarks by Wayne Benjamin from a prior general meeting that the board should not recommend places for liquor licenses where the zoning does not allow businesses at all. Ms. Morik called attention to the total votes cast for Malon's Restaurant at the June 3rd Economic Development meeting: the Committee vote was three in favor with two abstentions, while CB12 members voted one in favor and three opposed with one abstention, for a total of 4-3-3. Although the committee vote is what ultimately matters, and it passed, the total number of votes cast by CB12 members for Malon's on June 3rd was not in favor. She also spoke about over-saturation. Mr. Velazquez: We should look at both Fort Tryon Café and Malon's Restaurant. We have members who vote a certain way. Mr. Espinal noted the complete agenda for the June 3rd Economic Development meeting was not listed in the Manhattan Times and no notices were posted to inform community residents of any application. Why not? There's a five-story building above Malon's at 501 West 214th Street. Three establishments on that block (10th Avenue between 214-215th Street) are SLA-licensed; this is enough. It's not fair and the community is suffering. The Committee never discussed the impact on vehicular traffic, parking, noise or over-saturation on this street at its June 3rd meeting. Mr. Ramadan stated that Mr. Espinal has voted the same way the Economic Development Committee 99% of the time, a claim which Mr. Espinal refuted.

The roll call for the Economic Development Committee resolutions were as follows:

- #1 offering NO OBJECTION to SLA renewal of Restaurant Wine license for El Nuevo Ambiente passed 31-3-0-0.
- #2 offering NO OBJECTION to SLA renewal of Restaurant Wine license for Danny F. Donuts Corp. passed 30-4-0-0.
- #3 offering NO OBJECTION to SLA renewal of Restaurant Wine license for Park Terrace Bistro passed 33-1-0-0.
- #4 offering NO OBJECTION to SLA renewal of Restaurant Wine license for New St. Nicholas Fish Market passed 24-9-1-0.
- #5 offering NO OBJECTION to new SLA Restaurant Wine license for Café 440 passed 27-7-0-0.
- #6 offering NO OBJECTION to new SLA Restaurant Wine license for Doña Carmen passed 29-5-0-0.
- #7 offering NO OBJECTION to new SLA Restaurant Wine license for Fort Tryon Café & Grill passed 29-5-0-0.
- #9 offering NO OBJECTION to SLA renewal of On-premises Liquor license for La Parrilla (3920 Broadway) passed 30-4-0-0.
- #10 offering NO OBJECTION to SLA renewal of Tavern Wine license for La Palma/C&F Enterprises (132 Audubon) passed 30-4-0-0.
- #11 offering NO OBJECTION to DCA approval of a new unenclosed sidewalk café to X-Caffe (3952 Broadway) passed 33-0-01.
- #12 offering NO OBJECTION to DCA approval of a new unenclosed sidewalk café to Coogan's Restaurant (4015 Broadway) passed 34-0-0-0.
- #13 offering NO OBJECTION to new SLA Restaurant Wine license for Malon's failed 9-21-4-0.

The remaining committee chairpersons referred members to minutes from their June meetings for all reports.

The meeting adjourned at 11:40pm.

Respectfully submitted, Elizabeth Lorris Ritter, Secretary and Martin Collins
Final correction 11-11-08

Land Use Committee - Meeting Minutes
June 4, 2008

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
James Berlin
Isaiah Bing
Vivian Ducat
Ines Saldana-Olesen
Ruddy Santana
Dora Maria Abreu

Committee Members Absent

Rafael Osoria

Board Members

George Cruz

Staffer: Adolpho Cuevas

Guests: Ruth & John Beck, Holly Kallman – City college Architecture Center, Professor Stein-City College Architecture Center, Edwin Marshall-NYC Dept of City Planning, Anthony Borelli, Manhattan Borough President's Office, S. Schaller – Municipal Art Society

1. The meeting was called to order at 7:10 PM.
2. The Land Use Committee ("LU" or the "Committee") was joined by Achva Stein, Executive Director of the City College Architecture Center ("CCAC") and Holly Kallman, Associate Director. Professor Stein and Ms. Kallman provided the Committee with a revised executive summary of the final report for the Washington Heights and Inwood Neighborhood Planning and Land Use Study. An index of changes which tracks the modifications made to the prior draft was also provided. The CCAC representatives also provided the Committee with a copy of the 2008 NYS Department of Environmental Conservation Hudson River Estuary Action Agenda Grants program. Grants of up to \$100,000 are to be awarded for a variety of programs and projects related to the Hudson River estuary. The deadline for applications June 27, 2008. Community Boards are not eligible to apply for grants; not-for-profit organizations are eligible. CCAC is a not-for-profit. CB12-M could submit an application in collaboration with CCAC. Mr. Benjamin indicated that the application would be shared with Parks and Recreation and the Executive Committee.
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is also of concern. The need for greater enforcement of these codes was discussed. Edwin Marshall noted that the unintended impacts of stepped-up enforcement should be considered. Anthony Borelli also indicated that the community board could consider varying steps that lead up to greater enforcement, e.g.: a landlord and merchant education / out reach program. The Committee indicated that we need to focus on key central issues such as what CB12-M wants to / should do with respect to the illegal retail establishments and does CB12-M, as a matter of policy, support the preservation of housing over the conversion to retail. The Committee discussed the need for CB12-M to be consistent in its application of the law (i.e.: zoning). Questions related to rezoning that were drafted by City Planning as part of the 2005 study, the value of maintaining or restoring residential streetscapes, accommodating new retail uses and reconciling 2008 land use to 1960's zoning were also discussed. It was agreed that as a first step in bringing a recommendation to the full board with respect to zoning actions on Audubon Avenue the questions drafted by City Planning should be structured as a survey for board members to complete. It was also recommended that the digital photo essay prepared by Harlem CDC as part of the 2005 study which documented the ground floor of all buildings in the study area be updated to determine if the illegal encroachment of retail on Audubon Avenue has increased.

4. The Committee discussed the proposed West Harlem Special Zoning District with Mr. Borelli and Mr. Marshall in the context of rezoning recommendations contained in the Washington Heights and Inwood Neighborhood Planning and Land Use study. Mr. Benjamin asked Mr. Borelli what the MBPO could do to assist CB12-M with undertaking a rezoning initiative similar to West Harlem Special Zoning District for which it providing assistance to CB9. Mr. Borelli provided the Committee with background on the CB9 initiative. Mr. Benjamin noted that many of the CB12's rezoning objectives are similar to those of CB9. Mr. Borelli advised that the MBPO would want to take a look at where development sites in CB12 exist and how well the built-form permitted on those sites under current zoning match with the existing urban fabric. It was noted that rezoning could be used as a tool to attract public amenities. Edwin Marshall indicated that City Planning would want to better understand CB12's vision for the community and how rezoning can help implement this vision. With regard to the impacts of rezoning on the existing community, it was indicated that any rezoning would involve an environmental impact statement ("EIS") that would identify the impacts of the proposed rezoning on the community and that non-zoning issues that are impacted by or impact zoning can be addressed.
5. Mr. Benjamin advised that Committee that a BSA application for the Mobile Station located at West 155th Street and Broadway was received by CB12-M on June 4th, i.e.: the day of the June 2008 LU meeting. Unlike ULURP applications, the community board does not have fixed period of time within which it must respond to BSA applications. Since LU will not meet in July or August it was agreed that the applicant should be invited to attend the September 2008 LU meeting and that BSA should be advised of the schedule for CB12-M to meet with the applicant.
6. The meeting was adjourned at 9:10 PM

Respectfully submitted by: Wayne A. Benjamin

PARKS & CULTURAL AFFAIRS COMMITTEE MINUTES –June 3, 2008

Committee Members Present

Elizabeth Lorris Ritter, Chair
Emilia Cardona
Francisco Guzmán
Ines Saldana Olsen

Committee Members Excused

Jennifer Araujo

Staff Members Present

Adolfo Cuevas (staff)

Board Members Present

George Cruz
Andria Reyes
Steve Simon

GUESTS: Tracy Eberhart, Harlem River Boat Club; Yolanda Garcia and Christopher Lyons, Fort Washington Park Dog Owners Assn; Joe Wojak, Inwood Canoe Club; Odessa Starre and Allen Lunsford, 150-155 Edgecombe Assn; Javier Rodriguez, 128 Ft. Washington Ave.; Willie D. Chisom, 369 Edgecombe Ave. Block Assn.; J. A. Reynolds, Bruce's Garden; Marcelo Martin, Professor Juan Bosch Foundation; Shane Battle and Toni Perry, 601 West 156th St, Andrew Engelhard, Columbia University; Carol Blackman, 1380 Riverside Dr.; Caroline Sickinger, 570 Ft. Washington Ave.; Deborah Cardona, 250 Ft. Washington Ave.; Peter Mahony and Leslie Peoples, Stantec; Douglas Nash, Margaret Bracken, John Herrold, Desmond Spillane and Jennifer Hoppa, NYC Department of Parks & Recreation; Olaiya Deen; Marisol Alicea; Norma Arroyabe; Marsha Howard; Bart Howard; Eric Lunde; Victoria Lowerson; Green Van Belle; Jerry Culligan.

1. The meeting was called to order by Elizabeth Lorris Ritter at 7:30pm, who announced upcoming ArtStroll events throughout CB12 during the month of June, and also apologized for the tight quarters for this evening's meeting. She invited Tracy Eberhart to make a brief announcement regarding programming that upcoming weekend for "Learn to Row" Day.
2. There was a brief summary of the resolutions to name two areas of Highbridge Park: Plaza Juan Bosch (at W. 190th St. & Amsterdam Ave.) and Sugar Hill Luminaries Lawn (at W. 155th St. & Edgecombe Ave.) There was a question regarding the placement of a monument to Juan Bosch. The Chair noted that any sculpture would have to be approved by both the Parks Department and the Landmarks Commission, and that the Juan Bosch Foundation should work with the dog run and other community groups before making a recommendation to either agency. Both resolutions passed without further discussion. The vote was unanimous among the four Committee members, two Board members and ten members of the public who were familiar with the issue; 14 people attending the meeting for another discussion item who were completely unfamiliar with the subject abstained.
3. Representatives from Stantec, the design and consulting firm working on the PlaNYC Fort Washington Park project, gave a presentation of the master plan and Phase I implementation projects. Funding for the project comes from PlaNYC, Mayor Bloomberg's 127-point plan to help NYC accommodate its growing population. Forty million dollars have been allocated to Fort Washington Park, which translates to about \$28 million in "hard costs" (i.e., actual construction budget) once planning, design, scoping and contingency costs are considered. An additional \$8.5 million in other public funds have been allocated to Ft. Washington Park, bringing the total to \$36.5 million in construction costs. The plan includes significant public contribution from surveys in the park, on-line and mail-in surveys and many public meetings. Community participation will continue through public scoping meetings, presentations of each phase of the design to this committee and continued solicitation of feedback on-line and the park. Several community members expressed opposition to a dog-run in Ft. Washington Park if it meant that off-leash hours would be lost in the park. There was a long discussion on this matter, wherein it was clarified that while there is tremendous support for "Rocky's Run", the dog run in upper Ft. Washington Park along Riverside Drive at W. 165th Street, there is no apparent support for an additional dog run in the park along the river near the lighthouse or elsewhere; this was one of many ideas mentioned in public listening sessions, and was included in the plan, but DPR has no plans to implement it if there is no support or stewardship.

One of the problems the master plan will address first is access to the park, which is limited in several areas. Also of concern is mitigating conflicts on the greenway between pedestrians and bicycles. Currently there is access to Ft. Washington Park at 145th, 148th, 151st, 158th, 175th, 177th, 181st and Dyckman Streets; many of these are tricky and/or not ADA accessible. The consultants analyzed all entrances and access issues and are looking to improve those conditions. Since there are more proposed improvements than available funds, the master plan would be implemented in phases. Phase I would include way-finding signage and improved lighting throughout the park, as well as:

- 155th to 172nd Streets: new ball fields, comfort situations and ADA access at 163rd Street.
- 173rd to 190th Streets: adding picnic areas; creating a new pedestrian walkway adjacent to the ballfields; improving the Greenway along the tennis courts, woodland, beachhead & Little Red Lighthouse picnic area; and adding a gathering space for such activities as yoga.
- 190th to Dyckman Streets: ADA access to the Greenway at Staff Street, a class one greenway along the eastern perimeter of the Dyckman ball fields to connect Greenway users up to the Henry Hudson Parkway Bridge and the Bronx.

Should funding become available, projects for future phases include a pedestrian bridge at 161st St. and a treetop canopy walkway.

There was a lengthy Q&A period which included additional clarification regarding a dog run (there are no plans to add one to the lower park at this time); surfacing materials, the balance of paved versus natural pathways and the need for ADA accessibility; the balance between natural versus landscaped areas; safety concerns and enforcement; and waterfront access. Mr. Mahony clarified that the area near kayak beach will be open to all other park goers.

Phase I will proceed after Stantec presents schematics to CB12 after the summer months. DPR would like to complete the project (if possible) before Mayor Bloomberg leaves office, to ensure that the funds allocated to the project remain committed. A member of the public asked about feedback and discussion. The plans haven't yet been posted on-line but will be put up on the DPR website. Also, each specific project within Phase I will be subject to a public scoping meeting, and DPR/Stantec will provide regular updates to this committee, a discussion of which also will be included on the committee's agenda throughout the coming year as the project proceeds. The Chair urged all members of the public to be community partners in helping to get the word out about the renovation so that the community is not caught unawares as certain areas of the park become temporarily off-limits during construction.

4. Paimaan Lodhi, a planner with the Manhattan Borough President's Office, gave a presentation of the "Take me to the River" project ("TMTTR"), a community-based plan intended to enhance the experience in the neighborhood, improve access to the riverfront and its parks, increase the visibility of cultural resources and inspire new businesses and retail opportunities along the Broadway corridor from W. 135th to W. 157th Streets. TMTTR will support and stimulate the area's retail environment by indentifying specific streetscape enhancements, public art placements, street tree plantings and other landscaping and sidewalk improvements; optimize the pedestrian environment throughout the area with specific attentions to establishing or reinforcing connections between the waterfront, Broadway and local cultural destinations; and promote local cultural facilities, resources and assets as well as historical points of interest, by increasing their visibility. The project is funded through a \$475k implementation grant from the NYS Department of State's Division of Coastal Resources obtained by the MBPO and the West Harlem Arts Fund, and builds on the long-standing efforts of the West Harlem Arts Fund over the last several years, and which have included participation of this Board and Committee. Over the last six months there have been a series of working group meetings and public presentations, and a detailed analysis of existing conditions and uses as a prerequisite to new design. Participants include the design consultants, Nautilus International; representatives of DPR and DOT; CBs 9 & 12; various elected officials; and many community residents and groups. The next planning session will be Thursday June 5th at Boricua College, to discuss the draft streetscape guidelines and transportation plan, and the preliminary cultural corridor plan. Mr. Lodhi encouraged all to attend. For more information: http://mbpo.org/land_use/tmtr or 212-669-3223 or plodhi@manhattanbp.org. Several people noted the inter-related community benefit of TMTTR and the Riverside & Ft. Washington Parks renovations.
5. A member of the public asked about the Dyckman marina and café. The Chair again explained that the Parks Department's recommendation(s) are still pending final clearance by the NYC Law Department before being publicly announced and going to a public hearing of the City's Franchise & Concession Review Committee. As soon as this happens, the concessionaire(s) will come to a special meeting of this committee to meet the public, hear concerns and answer questions. Minutes of previous committee meeting which explain the process in greater detail were distributed.

The meeting adjourned at 9:30pm.

Minutes taken by Francisco Guzman, transcribed by Paola Garcia and edited by Elizabeth Lorris Ritter.

HOUSING & HUMAN SERVICES - MINUTES

June 5, 2008

COMMITTEE MEMBERS PRESENT

Cheryl Pahaham, Chair
Glenda Swanson-Massa, Asst. Chair
Carole Mulligan
Kotie Cannon
Rolando Rodriguez

COMMITTEE MEMBERS ABSENT

BOARD MEMBERS PRESENT

Manny Velazquez, CB 12 Chair
George Espinal

Staff Member Present: Ebenezer Smith, District Manager

Guests: Feliz Peralta-Resident; Carmelo Robler-Resident; Irma Bonetti-Resident; Ruben Morales- Resident; Melba Montilla-Resident; Fior Hernandez-Resident; Marina Beltre-Resident; Pedro Hernandez-Resident; Anthony Parson-Resident; Eneonia Sanchez-CLRN Housing Initiative; Apolinar Trinidad-J.H.C.R.; Eric Torres-CLRN; Andres Mares Muro-Resident; Paulina Sua-Resident; Fausto Epcheronia-Resident; Nancy Rivera-Resident

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Chairperson Cheryl Pahaham convened the meeting at 7:10 PM.

The meeting took place at JHS 143 on 182nd Street and Amsterdam Avenue. Housing attorneys and representatives of the State Department of Housing and Community Renewal were invited to speak to community residents about strategies and processes for dealing with harassment by landlords. After introductions by Manny Velazquez, residents who were members of the Mirabal Sisters Cultural Center, relayed their concerns about, Vantage, a company that owns about 55 buildings in upper Manhattan, and that does not make repairs and is trying to raise rents and evict tenants in its rent stabilized and rent controlled buildings. The invited housing attorneys and DHCR representative responded with explanations of how to deal with the specific individual problems of tenants, and discussed potential strategies for collective action. The meeting ended with the suggestion the committee, working with Mirabal and other tenant groups and Community Board 9, sponsor another community forum addressing similar tenant issues and in particular, the problem of predatory equity in the summer of 2008. The committee agreed to continue work on these issues.

The meeting adjourned at 9 PM.

The meeting was tape recorded; see District Manager Ebenezer Smith.

Minutes submitted by Cheryl Pahaham, June 16, 2008

Land Use Committee - Meeting Minutes
June 4, 2008

Committee Members Present

Wayne Benjamin, Chair
Anita Barberis, Asst. Chair
James Berlin
Isaiah Bing
Vivian Ducat
Ines Saldana-Olesen
Ruddy Santana
Dora Maria Abreu

Committee Members Absent

Rafael Osoria

Board Members

George Cruz

Staffer: Adolpho Cuevas

Guests: Ruth & John Beck, Holly Kallman – City college Architecture Center, Professor Stein-City College Architecture Center, Edwin Marshall-NYC Dept of City Planning, Anthony Borelli, Manhattan Borough President's Office, S. Schaller – Municipal Art Society

1. The meeting was called to order at 7:10 PM.
2. The Land Use Committee ("LU" or the "Committee") was joined by Achva Stein, Executive Director of the City College Architecture Center ("CCAC") and Holly Kallman, Associate Director. Professor Stein and Ms. Kallman provided the Committee with a revised executive summary of the final report for the Washington Heights and Inwood Neighborhood Planning and Land Use Study. An index of changes which tracks the modifications made to the prior draft was also provided. The CCAC representatives also provided the Committee with a copy of the 2008 NYS Department of Environmental Conservation Hudson River Estuary Action Agenda Grants program. Grants of up to \$100,000 are to be awarded for a variety of programs and projects related to the Hudson River estuary. The deadline for applications June 27, 2008. Community Boards are not eligible to apply for grants; not-for-profit organizations are eligible. CCAC is a not-for-profit. CB12-M could submit an application in collaboration with CCAC. Mr. Benjamin indicated that the application would be shared with Parks and Recreation and the Executive Committee.
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Respectfully submitted by: Wayne A. Benjamin

**COMMUNITY BOARD #12, MANHATTAN
DISTRICT SERVICE CABINET**

May 15, 2008

In attendance:

Ebenezer A. Smith, District Manager
Wendy Olivo, Councilmember Jackson's Off.
Abbott Ruskin, Assemblyman Farrell's Off.
Frank Hess, Assemblyman Farrell's Off.
Erika Rodriguez, Assemblyman Farrell's Off
Sherri Taft, Liaison-MBPO
Raquel Rety, Sen. Schneiderman Office
Sgt. Fernando, NYPD 34th Pct.
PO Pabey, NYPD 34th Pct
Dep Insp. Joseph Dowling, NYPD 33rd Pct.
PO Emily Lopez, NYPD 33rd Pct
Joselinne Minaya – Manhattan DA's Office
PO Francisco Rijo, Patrol borough Manhattan North

Maria Collado, NYC DEP
Rita Kardeman, Wash/In Chambers of Commerce
Roger Montansano, FDNY Community Affairs
Brian McDade, FDNY Batt #13
Supt. Busvioc, Dept of Sanitation Dist #12
Fernando Perez – Con Edison
Randy Quezada, Dept Homeless Services
Jack Rohan Pk Supv. II, NYC Dept of Parks & Rec.
Stephanie Harris, Dep. Ctr Mgr. J. Hood Wright Park
Timothy Burch, Park Supv. NYC Parks & Rec.
Judith Rodriguez, Inwood - NYPL Librarian
Dorota Socha, Ft. Washington Library
Leah Donaldson, NYC, DOB
Maria Malone, Operations – GW Port Authority
Synetta Anderson, Supv. – GW Port Authority

Opening remarks District Manager, Ebenezer Smith. Introduction of city agencies and representatives of elected officials.

District manager Smith provided group with an explanation of the Dominican art exhibition at the board office which will be on display the entire month of May. In June DM reported that other new artists will display their talents as well.

Sgt. Rich Fernando, NYPD 33rd Pct.

Sgt Fernando reported on behalf of the Commanding Officer Dowling. He stated that during the last 28 day period (Apr 14 – May 11) there has been a 19% reduction in crime.

- Sgt. Fernando reported on one shooting incident at 555 W. 156, perpetrator still at large, enforcement believe case will be resolved shortly.
- He reported a slight increase in robberies and grand larceny incidents. Unattended property stills a problem.
- Agenda topic re: idling buses along the Ft. Washington will be monitored.

Deputy Insp. Andrew Capul, NYPD 34rd Pct.

Deputy Insp. Capul reported during that last 28 day period, crime is down almost 19%.

- Grand larceny incidents continue to be a problem due to unattended property and identity theft.
- As a part of the agencies outreach, officers are going out to various speaking engagements sharing information on how to protect themselves from becoming a statistic.
- Late night activity on Vermilyea Ave. will be monitored by late night policing
- Agency gearing up, contingency plans on perpetrators of fire works.

DM recognizes the efforts of the 33rd and 34th Pcts. with regard to their assistance with the liquor licenses at our boards Economic Development meetings.

Leah Donaldson – Dept of Buildings

Ms. Donaldson reported that inspector visited 225 Bennett Ave. W. 192nd St. re: cracks in this building structure. Are these preexisting conditions? Still to be determined upon further investigation. Update on 29 Overlook, a new permit issued for sidewalk construction.

Randy Quezada – Dept of Homeless Services

Mr. Quezada provided update on the city council contract funds re: air conditioning for Project Renewal. Funds will be released to Office of Management & Budget in June. The conditions at Project Renewal will remain the same; no air conditioning for summer of 2008.

Frank Hess; rep. from Assemblyman Farrell's office vehemently responded that there is no immediate relief for the participants of the men's shelter again, he recommends that that should be some way to expedite the funds so the installation of this project is complete before the summer is over.

Several exchanges among the group were aroused over the fact that this preexisting condition has been prolonged.

DM Smith said he would be discussing this matter with the Borough President's Officer for further advice.

Roger Montesano, Director - FDNY Community Affairs

Roger Montesano reported that there have been 46 structural fires during the first 5 months of the year in contrast with 51 structural fires in the first five months last year.

Joselinne Minaya – Manhattan DA's Office

Ms. Minaya provided summary seven index crimes in the 33rd & 34th Pcts for the month of April.

	<u>33rd</u>	<u>34th</u>
Trespass Arrests	12	9
Drug Arrests	98	65
Marijuana Arrests	186	124
Robbery Arrests	11	9
Gr. Larceny Arrests	20	34
Criminal Possession Weapon	27	42

Supt. Busvioc, Dept of Sanitation Dist #12

Explained that the numbers went down in one section of the district and the DOS is working to improve it. Super Intendment Busvioc requested that the people organizing large events in the district contact DOS.

Jack Rohan Pk Supv. II, NYC Dept of Parks & Rec

Parks Department stated that they are aware of the garbage condition in Riverside Park by the wooden bridge and they are addressing the issue. Mr. Rohan reported that some restaurants are illegally dumping garbage overnight on Broadway Malls between W 161st and W 164th St. D/M Ebenezer Smith requested assistance from the Department of Sanitation to inspect the restaurants in the immediate area to ensure that they have private carters.

Fernando Perez – Con Edison

Mr. Perez reported that the M-29 Project is going smooth without complaints. Reported that that several manholes were repaired upon request of CB #12.

Meeting adjourned at 11:45pm

Minutes respectively typed by Deborah Blow, Community Coordinator & approved by Ebenezer Smith, District Manager.

CONCERNS FOR THE AGING - MINUTES

June 10, 2008

COMMITTEE MEMBERS PRESENT

Sybil Dodson-Lucas, Chair
Gloria Vanterpool, Asst. Chair
Ramona Gomez
Nelson Rojas

COMMITTEE MEMBERS ABSENT

BOARD MEMBERS PRESENT

PUBLIC MEMBERS

Staff Member Present: Deborah Blow, Community Coordinator

Guests: Ethel Linder Stoll-Resident; Andrew Milman-33rd Precinct; Norma De Candido –Resident; Olga Lauriano-Resident; Joselinne Minaya-NY County DA's Office; Zamira Setaro-Con ED; Betty Lehmann-Isabella; Rafael Escario-NYC Comptroller Office; Jim McNiff-Resident

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Committee For Concerns of the Aging closed out the year with a breakfast for our members and attendees.

Police Officer Andy Milman of the 33rd pct presented information on identity theft with specific safeguards for seniors.

Chairperson Sybil Dodson announced her retirement from the committee and the board effective this meeting.

Ms Gloria Vanterpool accepted post of interim Chair of committee.

Mr. Nelson Rojas accepted position of interim assist, Chair of committee.

Committee discussed goals for next year and will concentrate on outreach to underserved homebound seniors.

Our next regularly scheduled meeting is September.

Have a safe summer and so long to all who have supported the committee and the mission respectfully,

Sybil Dodson-Lucas

EDC- Public Hearing – *Minutes*

June 17, 2008

Committee Members Present: Zead Ramadan, Chair; Tony Lopez, Rita McKee, Ruddy Santana

Committee Members Absent: Rafael Osoria

Board Members Present: George Espinal, Emilia Cardona, Martin Collins, Anita Barberis, Cheryl Pahaham

Members of the Public Present: Bienvenido DeJesus-Malon Restaurant, Elizabeth Cichon-3950 Broadway, Henry Castrillon, Manuel Hernandez-La Parilla Restaurant, Peter Walsh-Coogan's Restaurant, Dave Hunt-Coogan's Restaurant, Ligia Fernandez-3920 Broadway, Agustina Guzman-3920 Broadway, Mercedes Veras-3920 Broadway, Ken Goody-565 West 169th, Tony Trinidad-34PCT, Mike Fitelson-Manhattan Times, Jerry Culligan, Todd Moffett.

Meeting called to order at 6:49 pm.

SLA RENEWAL APPLICATIONS:

1. Rincon Latino DBA **ECLIPSE** – 238A Sherman Avenue, (between 207th & Isham St)

We will begin with ECLIPSE (Rincon Latino Restaurant) Zead gave background on ECLIPSE - Their renewal was already voted on by the general board and their renewal was rejected. The purpose of this meeting was to discuss the new direction they plan on taking by reopening their kitchen. We hoped they would show up to provide evidence of the kitchen renovations they mentioned at the last meeting. Unfortunately they did not show. Since their original application was rejected no action was needed.

NO VOTE NEEDED

2. 3920 Broadway Rest Inc. DBA **La Parilla** – 3920 Broadway (Between 164th & 165th St)

Zead provided background on the establishment (See June 3rd minutes). La Parilla demonstrated that they have taken the necessary steps to meet the agreement made by them and the tenants. The soundproof custom door which was ordered a few weeks ago had still not arrived but owners were able to provide proof of purchase and expect it to arrive July 17, 2008.

Tenants of the building stated they have noticed an improvement in noise levels over the last week.

EDC 4-0-1, CBM 1-2-1, PUBLIC 4-4-1

A committee member mentioned an issue regarding whether there was sufficient public notice to discuss Malon's Restaurant & La Palma. Since the public was already informed of Malon's Restaurant SLA Application on June 3, 2008 and this meeting today was announced at that meeting the committee voted on whether or not they felt there was sufficient public notice to discuss Malon's and La Palma Restaurant. Also La Palma was postponed until today's meeting simply to do the necessary due diligence on its DOB Status.

EDC 4-1-0

EDC- Public Hearing – Minutes

June 17, 2008

3. C&F Enterprises Inc. DBA **La Palma Bar & Grill** – 132 Audubon Avenue, (between 171st & 172nd St)

The committee reviewed the documentation printed from the DOB website which showed that the building is classified as a c7 walk-up (C stands for Commercial). Also we confirmed that the DOB has a no objection status for the current address.

EDC 4-0-1, CBM 1-1-3, PUBLIC 0-0-1

SLA NEW APPLICATIONS:

SLA RESTAURANT WINE License:

1. **Malon's Restaurant LLC** – 501 West 214th St (corner of 10th Avenue)

The establishment can fit 40-50 people. Its hours of operation are 6 am – 2 am 7 days a week. The Chair of the committee mentioned he would feel better if they were applying for Restaurant Wine License.

Tony Trinidad from the 34 precinct stated the precinct is opposed to a FULL Liquor License for this establishment. They feel it will become more than just a restaurant and will add to traffic problems. Tony Trinidad, also stated that they DO NOT have an issue with Malon's Restaurant having a Restaurant Wine License. At that point the Owner agreed to change his application to Restaurant Wine License.

EDC 3-0-2, CBM 1-3-1, PUBLIC 12-1-0

PUBLIC HEARING for NEW UNENCLOSED SIDEWALK CAFÉ permits:

Chair gave background on Sidewalk Café's to all in attendance.

1. 600 West 169th Rest. Inc. DBA **Coogan's Restaurant** – 4015 Broadway (between 168th & 169th St.)

Mr. Ron Mendel, attorney filing the application for Coogan's restaurant, spoke about Coogan's long history in the neighborhood. The restaurant has been part of the community for 23 years. They hope to set up 22 tables and 44 seats outside their restaurant. To accommodate the additional tables they will be hiring additional wait staff. They expect to be hiring approximately 30 new employees.

The side walk café, if approved, will not span the entire restaurant. To separate the café from the remainder of the sidewalk a moveable fence will be used. In accordance with the law they will have the café open weekdays until midnight and until 1am on Friday and Saturdays.

Ken Goody, a local resident, stated that Coogan's is on an already a busy intersection. Since the sound already projects across the street with smokers outside the restaurant he feels that having an outdoor café would be nuisance to local residents. Although he did admit that smokers making noise does NOT occur every night.

EDC- Public Hearing – Minutes

June 17, 2008

Todd Moffett, a local resident, also feels the location is already noisy.

The owner briefly spoke and said that he would be running the outdoor café in a responsible manner and even would gladly give his cell phone number to both Ken and Todd so that they could contact him directly to address any concerns.

Some other points mentioned:

- *As per the law no music is allowed to be played outside.*
- *The doors will be closed to the outdoor café.*

EDC 5-0-0, CBM 5-0-0, PUBLIC 9-2-0

2. 3952 Bway Corp. DBA X-Caffe - 3952 Broadway, (between 165th & 166th St.)

This establishment has already had an outdoor café in the past but is applying for a new permit because too much time elapsed since their last permit. The establishment is open from 10am - 7pm Monday – Friday and Saturday 10 - 5pm. They hope to add 5 tables and 14 seats. There will be 2 wheelchair accessible tables which have lightweight chairs for easy removal.

Since both wheelchair accessible tables may likely be taken before others are the committee suggested placing a priority seating sign on the first two tables

EDC 4-0-0, CBM 5-0-0, PUBLIC 10-0-0

NEW Business

Board member suggested we have postings for NEW SLA licenses. We agree and will send out an email for board member volunteers.

Board member mentioned that Mamajuana has seats out at 3am this past weekend. A committee member mentioned that on a separate weekend the seats were out until 2am

EDC- Public Hearing – Minutes

June 17, 2008

Committee Members Present: Zead Ramadan, Chair; Tony Lopez, Rita McKee, Ruddy Santana

Committee Members Absent: Rafael Osoria

Board Members Present: George Espinal, Emilia Cardona, Martin Collins, Anita Barberis, Cheryl Pahaham

Members of the Public Present: Bienvenido DeJesus-Malon Restaurant, Elizabeth Cichon-3950 Broadway, Henry Castrillon, Manuel Hernandez-La Parilla Restaurant, Peter Walsh-Coogan's Restaurant, Dave Hunt-Coogan's Restaurant, Ligia Fernandez-3920 Broadway, Agustina Guzman-3920 Broadway, Mercedes Veras-3920 Broadway, Ken Goody-565 West 169th, Tony Trinidad-34PCT, Mike Fitelson-Manhattan Times, Jerry Culligan, Todd Moffett.

Meeting called to order at 6:49 pm.

SLA RENEWAL APPLICATIONS:

1. Rincon Latino DBA **ECLIPSE** – 238A Sherman Avenue, (between 207th & Isham St)

We will begin with ECLIPSE (Rincon Latino Restaurant) Zead gave background on ECLIPSE - Their renewal was already voted on by the general board and their renewal was rejected. The purpose of this meeting was to discuss the new direction they plan on taking by reopening their kitchen. We hoped they would show up to provide evidence of the kitchen renovations they mentioned at the last meeting. Unfortunately they did not show. Since their original application was rejected no action was needed.

NO VOTE NEEDED

2. 3920 Broadway Rest Inc. DBA **La Parilla** – 3920 Broadway (Between 164th & 165th St)

Zead provided background on the establishment (See June 3rd minutes). La Parilla demonstrated that they have taken the necessary steps to meet the agreement made by them and the tenants. The soundproof custom door which was ordered a few weeks ago had still not arrived but owners were able to provide proof of purchase and expect it to arrive July 17, 2008.

Tenants of the building stated they have noticed an improvement in noise levels over the last week.

EDC 4-0-1, CBM 1-2-1, PUBLIC 4-4-1

A committee member mentioned an issue regarding whether there was sufficient public notice to discuss Malon's Restaurant & La Palma. Since the public was already informed of Malon's Restaurant SLA Application on June 3, 2008 and this meeting today was announced at that meeting the committee voted on whether or not they felt there was sufficient public notice to discuss Malon's and La Palma Restaurant. Also La Palma was postponed until today's meeting simply to do the necessary due diligence on its DOB Status.

EDC 4-1-0

EDC- Public Hearing – *Minutes*

June 17, 2008

3. C&F Enterprises Inc. DBA **La Palma Bar & Grill** – 132 Audubon Avenue, (between 171st & 172nd St)

The committee reviewed the documentation printed from the DOB website which showed that the building is classified as a c7 walk-up (C stands for Commercial).

Also we confirmed that the DOB has a no objection status for the current address.

EDC 4-0-1, CBM 1-1-3, PUBLIC 0-0-1

SLA NEW APPLICATIONS:

SLA RESTAURANT WINE License:

1. **Malon's Restaurant LLC** – 501 West 214th St (corner of 10th Avenue)

The establishment can fit 40-50 people. Its hours of operation are 6 am – 2 am 7 days a week. The Chair of the committee mentioned he would feel better if they were applying for Restaurant Wine License.

Tony Trinidad from the 34 precinct stated the precinct is opposed to a FULL Liquor License for this establishment. They feel it will become more than just a restaurant and will add to traffic problems. Tony Trinidad, also stated that they DO NOT have an issue with Malon's Restaurant having a Restaurant Wine License. At that point the Owner agreed to change his application to Restaurant Wine License.

EDC 3-0-2, CBM 1-3-1, PUBLIC 12-1-0

PUBLIC HEARING for NEW UNENCLOSED SIDEWALK CAFÉ permits:

Chair gave background on Sidewalk Café's to all in attendance.

1. 600 West 169th Rest. Inc. DBA **Coogan's Restaurant** – 4015 Broadway (between 168th & 169th St.)

Mr. Ron Mendel, attorney filing the application for Coogan's restaurant, spoke about Coogan's long history in the neighborhood. The restaurant has been part of the community for 23 years. They hope to set up 22 tables and 44 seats outside their restaurant. To accommodate the additional tables they will be hiring additional wait staff. They expect to be hiring approximately 30 new employees.

The side walk café, if approved, will not span the entire restaurant. To separate the café from the remainder of the sidewalk a moveable fence will be used. In accordance with the law they will have the café open weekdays until midnight and until 1am on Friday and Saturdays.

Ken Goody, a local resident, stated that Coogan's is on an already a busy intersection. Since the sound already projects across the street with smokers outside the restaurant he feels that having an outdoor café would be nuisance to local residents. Although he did admit that smokers making noise does NOT occur every night.

EDC- Public Hearing – *Minutes*

June 17, 2008

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Some other points mentioned:

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Since both wheelchair accessible tables may likely be taken before others are the committee suggested placing a priority seating sign on the first two tables

EDC 4-0-0, CBM 5-0-0, PUBLIC 10-0-0

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**Public Safety Committee Meeting Minutes
June 5, 2008**

Committee Member

Emilia Cardona, Chair
George Cruz
Jennifer Araujo

Committee Absentees

Francisco Guzman
Julissa Gomez
Rolando Rodriguez

Staff Attending: Adolfo Cuevas, Community Service Aide

Guests: Enrique Santos-Resident, PO Emily Lopez & PO Andrew Milman-33rd Pct.. Byron Jones-Ft. Washington, Clifton Hill, Project Renewal, Joseline Minaya-NY DA's office

Meeting convened at 7:10pm by Chair, Emilia Cardona

Presentation from NYPD 33th Pct. – PO Andrew Milman – Crime Prevention Officer

- Identity Theft, "who does it affect"
- Educating the community on prevention
- One meeting scheduled for residents in the 33rd catchman area
- Another meeting scheduled for the residents in the 34th catchman area
- PO Milman reported that crime is down for the year
 - Up in Grand Larceny – 29%, i.e. identity theft – credit card
 - Using someone else's personal info , i.e. Social Security # or DOB
 - Chase Bank is very thorough and if anyone's identity has been compromised, Chase will reimburse the individual
 - Some forms of identity violations:
 - Dumpster divers go through discarded mail
 - Stolen mail
 - Pre-approved credit card applications
 - Burglaries – home, vehicles and purses(unattended property)
- What you should do:
 - Cancel credit cards
 - File a police report
 - Contact credit report company

Emilia Question: where can we get info on what to do if we are victimized?

Response: Flyers that the precincts have for the public

What is the difference between stolen property and lost property reports?

Stolen property is when you witnessed it or it was taken from you.

Lost property: you do not see/witness the act taking place.

How do we prevent home burglaries? Response: home safes that can be bolted to the floor or wall

George Cruz: How often do you arrest for ID theft? Response: there are special units just for theft
Comments: Usually theft is committed by an employee who is dishonest or a person who knows the victim to some degree.

Emilia - Question: Do bank employees go through security checks?
Response: not as in depth as other institutions

To stop receiving pre approved credit card applications, call: 1 888-50PT-OUT; this option is offered by the credit bureau.

A short discussion on the number of police officers in each precinct occurred. The conclusion is we do not have enough officers in CB 12.

Numbers may go up since the starting salary has been raised from \$25,000 to \$35,000, however, no new classes will start until January of '09.

Respectively submitted. Jennifer Araujo

Meet adjourned 8:10pm

Submitted by Francisco Guzman, Typed by Deborah Blow

HEALTH & ENVIRONMENT COMMITTEE MINUTES – June 5, 2008

COMMITTEE MEMBERS PRESENT: Steve Simon, Obie Bing, Martin Collins, Helen Morik, Matt Chachere (Public).

COMMITTEE MEMBERS ABSENT: Pamela Palanque North (excused).

GUESTS: Dr. Lois Garland-Patterson and Reeshemah Brightley, Touro College of Pharmacy; Christina Salvi, Council on the Environment of NYC; William Honeycutt, Columbia Univ. Medical Center; Robert Schwab, Payson Ave.; Bradley Brookshire, Payson Ave; Maggie Clarke, Riverside Drive; Gloria Amann.

1. S. Simon, chair, called the meeting to order at 7:19 p.m. and introduced the committee members.
2. **Presentation on the new Touro College of Pharmacy** – Dr. Lois Garland-Patterson, Assistant Dean of Assessment and Student Affairs: college will open this fall in the old Blumstein's Department Store building on 125th Street near Adam Clayton Powell, Jr. Blvd. Touro's College of Osteopathic Medicine opened there last year. Touro's goal in opening the pharmacy college is to minimize health disparities by training pharmacists from the community. "People listen to people they know... The student body will reflect the Harlem community pre-gentrification" -- 1/3 African-American, 1/3 Hispanic, 1/3 "everyone else." St. John's and LIU have the two other pharmacy colleges in NYC, but their students have to decide on their careers while in high school. Touro will reach out to an older age group, students with "more educational and community maturity" who have B.A. degrees in any specialty and have taken some courses in pharmacy field. It will offer a four-year program with a public health focus; both students and faculty will do community service and advocacy, e.g. participate in community health fairs. First class will have 40 students, second class 80 students, third class will reach target of 100 students. Students will do two years of classroom work and two years of fieldwork in local hospitals, clinics and pharmacies. They also will do clinical research.
Chachere: What kind of advocacy will they do?
A: On childhood obesity, e.g., we have to make sure our people are healthy and can make choices.
Simon: While doing fieldwork, would the students deal with the issue of the illegal sale of prescription and other drugs at some bodegas?
A: Yes, this is another reason why we need pharmacists who are culturally competent.
Simon: Is there a shortage of pharmacists in this community?
A: There is a shortage of pharmacists nationwide and anecdotally, yes, in this community.
3. **Increasing Recycling Rates in Our Community** – Christina Salvi, Manhattan Recycling Outreach Coordinator, Council on the Environment of NYC: now formulating a plan for CB 12 area. Previously worked in Central & East Harlem, where only 8-9% of waste stream is being recycled. Rate in WH-I is slightly better: 12%. Best possible rate for all designated recyclables is 35%. Our "capture rate" (% of designated recyclables that we are recycling) is approx. 40%. We are recycling the same % of paper as metal, glass and plastic. New Yorkers as a whole are only recycling half of what they should be recycling. She is involved in the Borough President's "Go Green WH-I" initiative, working with the Green Building committee. In East Harlem, she did training for supers and tenants on proper recycling procedures. She will participate in public events, Greenmarkets, etc.
Collins: Do you organize electronics recycling events?
Clarke: RING Garden is sponsoring a drop-off event for used electronics for three days in August.
Simon: If you send the board office a flyer, we will help to publicize this event. (To Salvi) Is recycling program being expanded to include yogurt and takeout containers?
A: It's being looked into, but these items only represent .38% of the waste stream. We may do weekly textile collections at the Inwood Greenmarket.
Clarke: Targeted enforcement is needed. New local law requiring collection and recycling of plastic shopping bags takes effect in July.
Salvi promised to return in the fall with updates and with draft plan for increasing recycling participation in WH-I for committee's feedback.

4. **Noise Issues** – Collins distributed the monthly report from DEP for May listing 285 "service requests" (complaints) from the CB 12 area in various categories. It is based on calls to the city's 311 hotline. The highest # of complaints (22) involved noise from ice cream trucks. The second highest # (20) was registered in two categories: construction noise before/after hours and street cave-in/depression. The three residents of Inwood attending the meeting noted that the statistics did not reflect their concerns: loud music coming from "boom cars, which can number in the dozens at the western end of Dyckman Street on warm nights"; motorcycle noise from illegally modified bikes; late-night parties in the Payson Playground and on the street; late-night traffic noise on Dyckman Street – squealing tires from drag racers and repetitive horn honkers, and loud music from restaurants/clubs. An extended discussion ensued concerning these issues. Collins reported that he had spoken to Maria Collado, DEP's Government Affairs Director, who agreed to send inspectors to Dyckman Street 11 p.m. to 2 a.m. and to work with the 34th Precinct on this issue. Brookshire: almost everyone creating loud noise with their cars and motorcycles is using drugs and alcohol in violation of DUI laws, etc. Simon: According to D.I. Dowling (33rd Pct.), boom cars that are either moving or parked can be seized by police. Police should do a special operation on Dyckman Street and seize large number of cars in one night. Collins: Announcements are made on Youtube that people should come to Dyckman Street to party. Most of the cars have out-of-state plates from N.J., PA, Delaware, etc. Clarke showed video of noisy caravan for Dominican President on Dyckman Street on May 10. Simon: CB 12 recently voted against recommending renewal of liquor license for Mamajuana Café (it was granted by SLA anyway).
5. **M29 Transmission Line Construction Update** – Collins distributed weekly update from Con Edison for June 8-14 on work to be done at substation site and on various streets in Inwood. Bing reported that he visited the substation site, where excavation is continuing for foundation. There have been no complaints from local businesses about this work. Underground work has begun on W. 204th St. between Post and Sherman Aves., near former St. Matthew's church and school, which are being demolished to make way for new public school. Con Ed should upgrade its pipes to make sure adequate service is provided to new school. He spoke to School Construction Authority representative at Youth & Education Committee meeting who assured him there would be no conflicts between M29 transmission line and school projects. Work being done at night on Broadway between 218th-219th Sts. Work is being done during the day on Ninth Avenue from 218th – 219th Sts. (Simon: check on when work is to be done outside P.S. 18 under PSC order.) All catch basins are being cleaned. Pre-construction meeting for Harlem River tunnel will be held June 10 at the Academy substation site.
6. **Green Carts** – Collins distributed information sheet with frequently asked questions about new law authorizing 1,000 permits for Green Carts in designated police precincts, including the 33 and 34, where the Health Department has determined people have insufficient access to fresh fruits and vegetables. 75 permits will be issued for Manhattan in 2008, another 75 in 2009. The carts are not assigned to specific locations but can be set up anywhere within a precinct. Applications for Green Cart permits now available; deadline is June 18.
7. **New Business** – Bing reported on the Youth & Education Committee meeting on Monday night regarding environmental problems at the IS 143 annex. A study done for the UFT found that the annex is infested with mold, faulty heating system, asbestos, etc. Bing said the engineer told him that the type of asbestos found in the utility closets is very dangerous even if intact and has to be removed. Abatement began on 6/3. No one is using the annex at this time. Collins reported that 100 people attended the initial meeting of the "Go Green" Initiative, many representing CBOs. He and Milagros Batista are co-chairs of the Greenmarkets and Healthy Foods committee. Bing and North joined the Green Buildings committee.
8. **Next Meeting** – It was agreed that the committee might meet in July to deal with noise and/or Con Edison issues if necessary. Collins requested that Robert Corrigan, the city's "rat czar," be invited to the October meeting.

Meeting was adjourned at 9:30 p.m.

Respectfully submitted, Steve Simon.

Traffic & Transportation Committee Minutes

June 2, 2008

Committee Members Present

Anita Barberis
James Berlin
James Freeman

Committee Members Excused

Edith Prentiss

C.B. 12 Members Present

George Cruz

Guests:

George Cruz – Highbridge, Enrique Santos – 176 Nagle Ave., Richard Ortiz – 559 W. 182nd St., Arthur Sherry – 1825 Riverside Dr., Robert Thompson – 40 Worth St., Josh Orzeck – NYC DOT, Steve Weber – NYC DOT, Marcus Book – NYC Transit Gov't and Community relations, ted Ovosz – NYC Transit Operation Plan, Carol Blagman – 1380 Riverside Dr. Tenant Association.

T&T Minutes - June 5, 2008

As Chair Levine could not make this meeting, Jim Berlin chaired by opening the meeting at 7:09pm

Presentation of Select Bus Service (formerly Bus Rapid Transit)

This joint effort with MTA, NYCDOT and State DOT started four years ago with identifying high ridership corridors with slow travel speed. They determined that the BX-12, 17 and 9 met the criteria of heavily travelled and slow travel time, which on average meant that those buses were in motion for 53.7%, delivering for 22.4% and at bus stops 21%. On June 29, 2008, the BX-12 will be the first line to experience this innovative improvement.

What is Select Bus Service?

- You pay **before** boarding (via Metrocard or Coin fare collector machines found in new shelters. Keep your receipt as proof of payment as Fare inspectors will randomly check)
- Board via front and back doors.
- Dedicated bus lines 7am-7pm (painted red with overhead signage).
- Traffic Signal Priority gives special treatment to buses at traffic-light intersections

It is anticipated to increase rush-hour service by a minimum of 10% and 20% faster than the current travel time.

These buses are decorated with blue waves and there will be NYPD enforcement. The impact to our neighborhood is in Inwood as these articulated buses lay over on Broadway at 207 St.

Some comments:

- If this works, design one machine to accommodate any source of payment.
- Any failures, complain to MTA
- What about vandalism to ticket machines as they are on the street under the shelters.

We invited them back in October to share the impact and efficiencies of Select Bus Service.

Due to the absence of the individuals presenting the next two items on our agenda, we went on to #5. Jim Berlin recounted the gridlock he encountered on 179 St as far east as Audubon Avenue one evening. There was no enforcement to assist in moving traffic along. Need to pursue with Public Safety as this is not an unusual situation due to many factors.

Carol Blagman – The ramp at 181 St is open and when will it close for work on the wall?

Resident inquiring about speed bumps on 182 St near the school to protect the children from speeding traffic. Josh will look into options.

Need to look into the traffic traveling west on Dyckman and turning left into Nagle Avenue—no lights to permit the turn and too many TLC's double parked on south side of Dyckman.

Meeting adjourned: 8:15pm

Minutes respectfully submitted by Anita Barberis

YOUTH AND EDUCATION COMMITTEE – MINUTES
June 2, 2008

COMMITTEE MEMBERS PRESENT

George Espinal, Assist. Chair
Jackie Rowe Adams
Carol Mulligan
Maria Luna

COMMITTEE MEMBERS ABSENT

Albania Jimenez, Chair (Excused)
Cleofis Cabral-Sarete
Jackie Rowe Adams

BOARD MEMBERS PRESENT

Isaiah Bing

PUBLIC MEMBERS

Judy Rodriguez

Staff Member Present: Manny Velazquez, Chair

Guests: Luis Garcia-Resident; Ana De la Cruz-Resident; Pedro Bolarios-Resident; Esmeralda Rodriguez-Resident; Maria Cardenos-Resident; Josefina Urena-Resident; Luz Padilla-Resident; Mayra Gutierrez-Resident; Marisol Alcarde-Resident; Ana Rodriguez-Resident; Genara Fernandez-Resident; Esterbina Fernandez-Resident; Michael Guanne-Resident; Micada Rodriguez-Resident; Jess Wood-Resident; Christina Hykes-Resident

Public Hearing

Manny Velazquez, Chair made opening remarks to the members of the public.

Mr. Velazquez mentioned that the Public hearing is about the safety and health conditions of I.S. 143 Annex building and the future of the school. Mr. Velazquez also received an inspection memo regarding the safety and health as I.S.143 Annex.

Due to inadequate space in I.S. 143, the school is cutting down on students lunch time and physical activity, one parent stated.

Ed Olmsted completed the inspection. The report reveals vinyl floor tiles throughout the annex, which are cracked and damaged in many areas. Some classrooms have missing tiles exposing the mastic beneath and the concrete slab. These materials are suspect asbestos contain material and the widespread damage represents a potential asbestos exposure hazard.

The ceiling tiles throughout the school are covered with black soot.

These are numerous water-stained ceiling tiles indicating past water leaks.

In the hallway of one stained ceiling tiles has visible suspect mold growth. The presence of mold growth results in the amplification of airborne mold spores inside the school.

The ceiling plenum serves as a return for the ventilation system and it is filthy above the ceiling.

This allows for ventilation air to become contaminated with dust.

The building is heated and air conditioned by fan units located in mechanical equipment room, which was inspected. The air handling units are in very poor condition. The supply duct on one unit is damaged and there is water leaking through the roof onto the unit. The supply duct and associated insulation were wet at the time of the inspection. This causes microbial growth in the ventilation duct, which introduces mold spores and bacteria into the ventilation air. The mechanical equipment room was filthy and used for storage of materials on ceiling mount air handler has the cover missing and the drive belt and pulley are exposed. This is a machine hazard that can cause serious injury.

There are materials stored in front of the electrical panels in the mechanical equipment room blocking access to the electrical equipment. This is a violation of the OSHA electrical safety standard, which requires that free space be maintained in front of electrical equipment.

There are electrical junction boxes and other equipment in the mechanical room with missing covers exposing live electrical parts. This is an OSHA violation and an electrical safety hazard. One exit foyer was blocked with stored desks preventing immediate access to the emergency exit. This is a fire code violation and OSHA violation.

At the entrance there is a tripping hazard where security fence gate is closed over the front door. The inspector made ten recommendations to improve the safety and health of the school.

P.S. 132 Annex would be a prime location for more students, one parent said.

Mr. Obed Fulcar, former community board 12 member and a special education teacher and Director of Sherman Creek stated he has worked with Community Board 12, Manhattan to craft a resolution in 2005 to SCA to convert the I.S. 143 Annex building into a permanent new facility. The resolution passed on December 20, 2005.

UFT Representative for school district # 6 encouraged parents to get more involved and to let your neighbors, friends, and other parents know the importance of these meetings because you send the message of how important is education.

Committee member Maria Luna encouraged all the parents to get involved and to work together so we can meet in September of this year with four hundred parents.

Committee member Carol Mulligan encouraged the parents to get the Press involved in their concerns and issues.

Manny Velazquez closed the hearing at 7:35PM.

**COMMUNITY BOARD 12, MANHATTAN
PARKS & CULTURAL AFFAIRS COMMITTEE – July 29, 2008**

Committee Members Present: Elizabeth Lorris Ritter, Chair; Emilia Cardona

Board Members Present: George Espinal; Carole Mulligan; Cheryl Pahaham, Steve Simon

Members of the Public: Vicky Sue Algea, Virginia Annibale, Cynthia Auburn, Annie Barry, Daniel Bader, Edward Briggs, Bradley Brookshire, Tom Brondolo, Joseph Butzsek, Deborah Cardona, Jim Carroll, Zev Chayes, Maggie Clark, Laura Daigen-Ayala, Liz Demayo, Tracey Eberhart, George Espinal, Luis Facundo, Laura Gabbey, Cheyenne Gross, Hugo Guzman, Carolyn Hoare, Linda Howe, Beverly Isis, Allegra LaGrande, Deborah Levine, Walter MacNeil, Jaime Milanos, Joseline Minaya, Stephanie Pitsinilos, Dawn Plump, Edith Prentiss, Jeffrey Rebelo, Debralee Santos, Gilda Serrano, Ed Shanahan, Len Siegfried, Rich Stout, Ed Sutanahan, Hilary Syndor, Warden Towns, Maggie Velez, James D. Wall, Joe Wojak, F. Zeithofer

For NYC Department of Parks & Recreation: Jennifer Hoppa, Northern Manhattan Parks Administrator; Charles Kloth, Director of Concessions & Revenue; Anthony Macari, Architect, Revenue Division; Steve Simon, Chief of Staff, Manhattan Borough Commissioner

For the Manhattan River Group, LLC, the proposed concessionaire for the Dyckman Marina & Café: Joshua Rosen & Jerald Tenenbaum

The meeting was called to order at 7:10pm by the Committee Chair, Elizabeth Lorris Ritter, who gave brief introductory remarks regarding the RFPs and the process to date. This evening's meeting, while not legally required, is an opportunity for the proposed concessionaires to meet the community and hear their concerns, and to answer questions the community may have regarding the proposed operation. It was noted that until the NYC Law Department gives final approval for the Parks Department's selection of proposed concessionaire(s) for the RFPs (i.e., one for the Marina and one for the Café), and that selection is approved by the City's Franchise & Concession Review Commission (FCRC) no decision is final. Attendees were encouraged to sign in and provide their e-mail addresses so that the Community Board office may pass on the details of the FCRC hearing date/time as soon as we are notified. It was also noted that the current proposed concessionaire, Manhattan River Group, LLC, is a limited liability corporation formed specifically for the purpose of responding to DPR's RFP for this site. While the applicants may have various relevant expertise in the proposed service area, the corporation itself is new, so a "Google" search of the company would yield no results; that doesn't mean they have no experience.

Charles Kloth noted that the FCRC, which consists of representatives from the Mayor, Corporation Council, the Law Department, the Office of Management & Budget, the Comptroller, and the President of the Borough in which the concession will be located, meets at the City Planning Office on 22 Reade Street. The proposed contract is not yet available for public review, but will be made available prior to the FCRC hearing, which hopefully will be placed on the FCRC's September calendar. Many proposals were received in response to the RFPs; not at liberty to discuss the scope or how many until final contracts are executed, but it is a good thing to have had so much to consider. There was a long due-diligence process, including background checks and complete review by the City's Department of Investigation and run through the City's "Vendex" (vender information exchange) system of the principals and their prior business. The checks and balances include not only FCRC review, but also design review for construction, and review of the full project by the Arts Commission. In the end, DPR selected a singled concessionaire for both RFPs based on their proposals for the Marina and Café. Based on the lengthy and thorough review and vetting process, he stated his confidence that we will not have the problems as with the previous concessionaire. Mr. Kloth introduced two of the principals: Joshua Rosen, with waterfront recreation experience; and Jerald Tenenbaum, an attorney; Chris Villano, a restaurateur who owns Mickey Mantles and other restaurants in New York City and Chicago, was not able to attend this evening's meeting.

Mr. Tenenbaum stated that he has been coming to the marina for a while trying to understand why the previous concessionaire was still in business and was grateful to have the opportunity to run a business in this beautiful location. Mr. Rosen stated that he has been involved in Intrepid and other NYC waterfront recreation and business. As a boat owner, he also experienced in Dyckman Marina specifically in terms of services, noting the deficiencies of previous concessionaire. The two described their vision of the concession, which is a small area, as a single unit with two components, not as two separate businesses. They would like to remove industrial uses of storage and repair, and add moorings. The plan calls for outsourcing repairs to marina across river, and to have two cafes. They are looking to expand recreational use for kayaking, sailing and other waterfront uses. Very few people own boats, so most useful for large numbers is the restaurant function – everyone eats!! – and watercraft rentals. Dining would be seasonal for both cafes; winter would be boat storage. Having two cafes would enhance the ability to have private events while also continuing to serve the public. At the northern end would be a larger traditional restaurant, called *Cosfera*. At the southern end of the property would be a smaller place, lounge-style, with a grill menu, called 315, after the 315 navigable miles along the Hudson. There will also be a snack bar, *Bocados*, for customers from the ballfields.

Anthony Macari, DPR Architect: There are no design drawings yet because it is early and Manhattan River Group has not yet finalized design, but their concept and overall vision were strong.

Mr. Tenenbaum: We also are working with DEP. There were sewer lines which were pitched the wrong way and were dumping into river; fixing them is a tremendous undertaking. We are pursuing a system for grey-water return and other sustainability practices.

Toni Cardona – are you aware of current organizations doing boating, for example the Inwood Canoe Club. It is a shame for them not to be incorporated into whatever are the future plans for waterfront activity. A <Mr. Tanenbaum>: we have spoken to them; we are aware of them and they of us. There are certain things that we can and should be doing together.

Mark Levine: is there a parking plan? Will you be reserving spots? Will there be amplified music? A <Mr. Tanenbaum>: Yes, there will be valet parking, and we also are working with local garages. Amplified music is not permitted per license agreement.

Edith Prentiss: - Wheelchair accessibility, I hope your architects are aware of ADA requirements. A: we have discussed it and it is in our plans, but you raise an important point as this is often overlooked.

George Espinal: will you be applying to the State Liquor Authority (SLA) for a liquor license? A <Mr. Tanenbaum>: yes, a full restaurant liquor license. Q: There will be a lot of noise and congregating; how will you combat that? A <Mr. Tanenbaum>: we've all been there and it's pretty loud. We are meeting with the Parks Department and the 34th Precinct. It is in our best interest to keep things quiet. Closing is specified by the Parks Department as 11pm weekdays (Sunday-Wednesday) and 12:30am weekends (Thursday-Saturday).

34th Precinct Police Officer Kelly – Deputy Inspector Capul wants to see it open, but not like how it used to be. A <Mr. Tanenbaum>: we are not running concerts and this is not a run-down place. We have security in place, and we will be running a family business; that will help attract a different crowd. Now, as it is vacant, it's an "attractive nuisance."

Len Siegfried: I live on Broadway by Dyckman Street. There is so much noise and activity there which is not the concessionaire; how do we get a handle on that. Who's going to take control of that? We want something quiet. A <Mr. Tanenbaum>: It's in our best interest to not have that element, it doesn't draw customers. We can light the place, point cameras, take license plates and work with the precinct. We will do what we can, but it comes down to enforcement. They go to abandoned places, so once we move in, there will be controls to help. And of course you cannot leave property with liquor. Q: The beach fosters tremendous activity as well. A: there are plans for us to oversee and maintain this area as well, even though it is not part of the concession.

Walter McNeil: I live on Broadway, south of Dyckman Street. Who has primary responsibility for enforcement? A <Mr. Kloth for DPR>: There is a license agreement, and Parks is the landlord; we are responsible for enforcing the terms of the licensing agreement. Ms. Lorris Ritter added that the NYPD (34th Precinct) has responsibility for enforcement of applicable NYC laws.

David Plump: The site forms a natural open-air amphitheater. Will the buildings have thatched roofs or some other structure to aid in sound abatement? A: The design hasn't been set yet; right now there are plans for a canopy, raised roof, umbrellas. The southern area will have canopies or a roof. People need protection from the sun and thundershowers, but we want to balance that with the views and open air.

Joe Wojak, Inwood Canoe Club: We welcome your presence and want to work with you. We have legacy issues with the previous operator: we want to restore our power supply after you're done with your renovation. A <Mr. Tanenbaum>: We inadvertently cut wires and then someone stole them. We have spoken to your Commodore and will figure out how to restore your power. There is language regarding your access in the contract which recently was strengthened in your favor.

Luis Facundo: I was an applicant for this concession and there are some things missing that we are not talking about. This is an important project for access by public to waterfront. And we should be providing jobs for the community. How will you address these issues? A <Mr. Tanenbaum>: The Dominican community is underrepresented at this meeting, and typically is underrepresented at CB meetings and I don't know why. But many community members have approached us on-site, and it is our intent to hire from the community. We are not trying to have a downtown restaurant. We want to be a local place.

Abigail Meisel, W. 188th Street: If you walk down Dyckman there are more than two cafés already; why do we need more? A <Mr. Kloth>: Historically it has been a marina, and traditionally there has been food because people like to eat. We thought it was a natural fit. The views are spectacular, and we would like to see this continue. Ms. Lorris Ritter added that in many, many community meetings over the last decade, hundreds of people have expressed an interest in eating on the river and enjoying the view from the Dyckman concession. Messrs. Rosen and Tenenbaum: there will be diverse menus and varied prices.

Maggie Clark, Riverside Drive: Make sure you know neighborhood and potential clientele. I am a co-founder of DIN Action (Dyckman/Inwood Noise) and President of the Riverside-Inwood Neighborhood Garden (RING), and am very active in quality-of-life issues in that neighborhood. I would like to meet with the concessionaire on how to strategize solutions for noise and other QOL issues.

Laura Daigen-Ayala: There are places in this neighborhood that are pricey; I can't afford it. I'd like to be able to go here and be excited about this prospect. I am hoping that this place will be a unifier; that's what the original marina was like when it first opened and then it

went bad. We would like to be an inclusive neighborhood place. A <Mr. Tanenbaum>: I hope that there is nothing in our presentation that is contrary to that vision, which we share.

Tom Brandold, Park Terrace East: I would love to be a customer and to bring my boat there. Please talk about the plan for the marina, and services to be provided. A <Mr. Rosen>: 22 slips, which is our cap per the RFP. It's a DEC issue. We cannot dredge, but we may be able to angle the gangway and extend to deeper water. We also will have staff for a mooring maintenance plan, as well as launches for moorings, and also a sailing center.

Allegra LeGrand, Inwood Canoe Club: Spoke about the club's programs. During summer months of operation will there be a 24-hour presence, even after closing? A <Mr. Tanenbaum>: Yes, there will be a smaller staff at any given time to ensure continual presence around the clock. We are trying to maintain the Quonset hut for office space so there is someone there all the time, even in winter. Q: What are the average menu prices? A: That's difficult to answer specifically but Chris Villano, the restaurateur, who is not here this evening, will respond by email to CB12 and we will forward to all who signed in the e-mail.

Cynthia Auburn, Indian Road: I am the Treasurer of the 34th Precinct Community Council. Mamajuana (on Dyckman & Seaman) has hired five security guards; maybe you can work collaboratively with them and the Precinct. Also, what's with sailing establishment: can you say more about how you solicited and vetted them, what is the financial arrangement with them, and do they (or you) have plans for community programming? A <Mr. Rosen>: Negotiations are not complete, so I can't give specifics. There are a number of sailing operators in NYC and some seemed good at adult classes, but wouldn't be good for community sharing. The # 1 prospect, with and whom we hope to sign, will provide community access and programming for children, which may mean less remuneration for us, but better community value. The same goes for any other waterfront developments, like fishing, etc. Everyone benefits from more waterfront activity.

Debra Lee Santos, Park Terrace East resident and also representing Casa Duarte Cultural Center and the Conrail Building development: how has Casa Duarte factored into your development ideas? We are all in this together to make Dyckman viable. It's not just on you or the 34th Precinct or the City or whatever to accomplish this. We have to all work together. A <Mr. Tanenbaum>: I would love to speak to you about sewer line, as that is a concern for all of us. I understand that it's great that is being developed. A <Mr. Kloth>: that there was an RFP and Casa Duarte was the sole respondent. There is great synergy between these two groups and these two projects.

Ms. Hoppa spoke about the DPR links to the Greenway, and to Fort Washington Park as a result of PlaNYC and federal funding. There are no stairs to the Parkway, but a pathway slopes by the Parkway to the marina and ball fields. In response to a question from the audience, Ms. Hoppa stated that DPR will be adding bike racks on Dyckman Street.

Cheryl Pahaham: How many responses were there to the RFPs and what were they like? A <Mr. Kloth>: The City's rules with regard to the RFP process forbids us from giving details until the concession is awarded, at which point we can give summary details. But in general the quality of responses was very high, and many responses were joint proposals for the marina and café together.

Mr. Shanahan: There will be offices in the Quonset hut? A: Mostly it will be used for storage, but partners for the waterfront development would need phones and internet access on-site. We are not planning on renting out office space, this would just be in support of the operations on-site. We want a tour operator and any other programs to get people to the waterfront. Q: What is financial relationship? A <Mr. Kloth>: we cannot give those details until the contract is signed. A <Mr. Tanenbaum>: This is a revenue generator for the City, which selects concessionaires to service the community and also to generate revenue for the city.

Mr. Shanahan: What is DPR oversight for financial arrangements? <follow-up question by Ms. Lorris Ritter>: How will DPR ensure that there wouldn't be a repeat of previous bad audits? A <Mr. Kloth>: DPR has started new auditing unit. Now we have dedicated staff and are taking a proactive stance to ensure compliance. We also have hired a person whose specific duty is concession compliance monitoring. We have learned from our experience at Dyckman and other concessions to ensure that our concessionaires are living up to their obligations.

Mr. Shanahan: What percentage of time and/or what percentage of the operation will you devote to private parties? A: We don't think a high percentage. We want to be able to offer it, but it's not our main thing. Mr. Villano will respond to this point as well via e-mail.

Hugo Guzman, Park Terrace East: The concession is for a "café"; what is difference between this and a restaurant? A <Mr. Kloth>: This eating establishment is seasonal and unenclosed, so "café" seems more accurate than "restaurant". Q: A café and a marina are very different businesses; do you think you can do both? A <Mr. Tanenbaum>: Yes; I am partnered with an expert in marinas and boats, and an expert restaurateur.

Mr. Guzman: Regarding compliance and the previous concessionaire: did the Parks Department conduct a review of what went wrong? How do you restore that credibility? A <Mr. Kloth>: I am somewhat chagrined, having been involved in the previous concession. That's also what took so long with this concession award: there was a very careful RFP process, with a lot of community input, a thorough review of responses and vetting of respondees, and new procedures in place for contract and compliance review.

Rich Stout, W 189th Street: Parking, traffic and access could be a problem; have you looked at ways of maintaining traffic flow? Perhaps vouchers and validated garage parking. Also an enhanced pedestrian zone? A <Mr. Tanenbaum>: We will be offering valet parking, and will be collaborating with local garages. Q: Can there be access to the waterfront even if one is not patron? A: yes, we hope to provide that.

Jeffrey Rubello, Fort Washington Avenue: I thought this would be more about recreation and waterfront. A <Mr. Rosen>: We have spoken to several manufacturers regarding wave attenuating docks, and are working with engineers and vendors. There are DEC coverage and permitting issues. We would be using eight-foot-wide docks and four-foot-wide finger piers. Every slip would have water and 30 amps electric, and would back in so that wake isn't broadside. We also will offer transient moorings and launch pick-ups. Q: Will there be any collaboration with the 79th Street boat basin? A: DPR runs that; we would be running this. There is a lot of current, but more protection, less wake. Q: What is the approximate timeline? A <Mr. Tanenbaum>: Need permitting; we are on plan so hopefully we will be able to open next summer; certainly the café would open by next summer.

Stephanie Boquin: Applauds Mr. Facundo for his earlier points regarding community involvement to encourage diversity. I am happy to hear this is high quality but not necessarily high price. Will there be access to healthful foods? Since this is on a greenway/bike trail, will there be facility for people to lock their bikes? Will you be using green products? A <Mr. Tanenbaum>: The site requires us to be conservationist in our use. We don't have a sewer line so we have to be mindful and aggressive in being green. We will have healthful eating options. We are working with Greenmarket for a possible weekly market. We also are looking into solar and wind power.

Dan Bader, Manhattan Times: How much is it costing? A <Mr. Tanenbaum>: Can't say; that is proprietary information.

Maggie Velez: Traffic flow off of Riverside Drive, Payson Ave., etc are a big problem; it's going to be awful. A <Mr. Tanenbaum>: Traffic is hard and it doesn't help that we'd like to balance reserved spots for parking without taking public spots. We must work with the Traffic & Transportation Committee and the Precinct. We'd like to encourage boat, bike, subway and walking.

Jim Wall, Payson Ave.: What is the proposed seating capacity? Approx. 200/100, though that will be driven by FDNY and SLA regulations.

Migdalia <lastname?>, Riverside Drive: What are the hours of operation? A <Mr. Tanenbaum>: Again, pursuant to the license, the closing times will be 11pm, Sun-Weds; 12:30am Thurs-Sat. Not yet clear what are opening times; that will depend on the lunch/brunch schedule.

Mr. Wojak: There is a blackout period for sinking pilings, but will there be heavy construction on water? A: All construction will be land-based except for pilings, which probably will be sunk in April, depending on approvals, and the spawning season for fish.

Mr. MacNeil: The main issue is the 34th Precinct: they came here and said "Gee, we hope it will work," but that's not good enough; we need more cops. A <Mr. Tanenbaum>: We are running a restaurant for the community, not a concert venue.

Ms. Clarke: There is no contingency planning for traffic issues, and there have been no studies. I am still concerned: I am hearing hoping and praying, I don't hear any proposals or solutions. A <Tony Macari, for DPR>: We are in the beginning of the design phase and we are going to include this in the planning to ensure that these concerns are taken into account.

Mr. Guzman: As a community activist, how do we ensure that community concerns are addressed and that DPR are our advocates? A: <Ms. Lorris Ritter>: DPR appears to have tried hard to correct the errors of previous concession. This process has included a lot of community input and notification.

Steve Simon, CB12 member and Chief of Staff to DPR Manhattan Commissioner: DPR advocates for Dyckman; we feel it in our own operation when traffic and garbage, etc. are out of hand. We expect concessions to be the eyes and ears not only on the concession under their purview but in and around the park and streets outside of the concession.

Mr. Rosen: You don't know us and I know you were burned. We have to prove to you that our intentions are to run a good business that serves the community.

Bradley Brookshire: Is it appropriate for contract to stipulate security requirements? A <Mr. Kloth>: We can discuss security standards and benchmarks, not a specific number. This is part of compliance. A <Mr. Tanenbaum>: I feel that our interests are aligned here.

Ms. Clarke: Did DPR set a capacity or target revenue? A <Mr. Kloth>: These were RFPs we did not require or dictate a specific number.

Ms. Santos: We would like to also see future meetings in Spanish and Russian. A <Mr. Tanenbaum>: We are happy to have additional meetings, and will provide translation.

There being no further business, the meeting adjourned at 9:44 pm.