

COMMUNITY PLANNING BOARD 12
Borough of Manhattan



711 West 168 Street, New York, New York 10032

May 29, 2003

Honorable Margaret Forgiione
Manhattan Borough Commissioner
NYC Department of Transportation
40 Worth Street, 11th Floor
New York, NY 10013

Dear Borough Commissioner Forgiione:

The following resolution was passed by a majority vote by Community Board 12, Manhattan at its General Meeting, Tuesday, May 27, 2003:

- Whereas:** Parking is one of the most vexing problems in the Community Board 12, Manhattan district; and
- Whereas:** Angle parking, particularly when it can be implemented on both sides of a wide street, creates a significant number of additional parking spaces; and
- Whereas:** The New York City Department of Transportation has surveyed West 175th Street from Wadsworth to Amsterdam Avenues and has determined that it is wide enough for angle parking on both sides of the street; now, and
- Whereas:** There was a Traffic & Transportation Committee meeting on May 5, 2003 which allowed residents to discuss this issue, therefore
- Be it Resolved:** That Community Board 12-Manhattan approves the Department of Transportation's creating angle parking on both sides of West 175th Street from Wadsworth to Amsterdam Avenues.

We would appreciate a response regarding the above resolution at your earliest convenience. Thank you for your cooperation in this matter.

Sincerely,


Zead Ramadan, Chairman
Community Board 12, Manhattan

cc: Hon. C. Virginia Fields, Man Borough President
Hon. Adriano Espaillat, Assemblyman, District 72
Hon. Herman D. Farrell, Assemblyman, District 71
Hon. Miguel Martinez, Councilman, District 10
Hon. Robert Jackson, Councilman, District 7
Ouida Russell, Man Borough Engineer – Dept of Transportation
Jenny Torres, Liaison, Community Outreach Coord. – Dept. of Transportation

Chairman:

Zead Ramadan

(212) 568-8500

District Manager:

Gregoria Feliciano

COMMUNITY PLANNING BOARD 12
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The
City
of
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York



May 29, 2003

Honorable Margaret Forgione
Manhattan Borough Commissioner
NYC Department of Transportation
40 Worth Street, 11th Floor
New York, NY 10013

Dear Borough Commissioner Forgione:

The following resolution was passed by a majority vote by Community Board 12, Manhattan at it's General Meeting, Tuesday, May 27, 2003:

- Whereas:** The current two-way nature of West 203rd Street between 9th and 10th Avenues makes vehicular travel in the area confusing; and
- Whereas:** The New York City Department of Transportation has surveyed this street and determined hat it could be made a one-way eastbound street; and
- Whereas:** This change in the traffic regulations on the street should make the surrounding street grid, and thus travel, less confusing; therefore
- Be it Resolved:** That Community Board 12, Manhattan approves the New York City Department of Transportation's making West 203rd Street from 9th to 10th Avenues one-way eastbound.

We would appreciate a response regarding the above resolution at your earliest convenience. Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Zead Ramadan".

Zead Ramadan, Chairman
Community Board 12, Manhattan

cc: Hon. C. Virginia Fields, Man Borough President
Hon. Adriano Espaillat, Assemblyman, District 72
Hon. Herman D. Farrell, Assemblyman, District 71
Hon. Miguel Martinez, Councilman, District 10
Hon. Robert Jackson, Councilman, District 7
Ouida Russell, Man Borough Engineer – Dept of Transportation
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Chairman:

Zead Ramadan

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District Manager: Gregoria Feliciano

COMMUNITY PLANNING BOARD 12
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711 West 168 Street, New York, New York 10032

The
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May 29, 2003

Honorable Adrian Benepe
Commissioner
NYC Department of Parks & Recreation
The Arsenal
Central Park
New York, NY 10021

Dear Commissioner Benepe:

The following resolution was passed by a majority vote by Community Board 12, Manhattan at its General Meeting on Tuesday, May 27, 2003:

Whereas: The substation on Dyckman Street has been a dangerous eyesore to the community for over 20 years; and

Whereas: This building can be used in a variety of ways by the community; and

Whereas: The Department of Parks and Recreation has not yet been able to develop this building; therefore

Be it

Resolved: That the Department of Parks and Recreation issue a Request For Expressions of Interest (RFEI) so that interested community groups can express their ideas on how to best use the building including finance mechanisms.

We would appreciate a response regarding the above resolution at your earliest convenience. Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Zead Ramadan'.

Zead Ramadan, Chairman
Community Board 12, Manhattan

Chairman: Zead Ramadan

(212) 568-8500

District Manager: Gregoria Feliciano

Cc: Hon. Michael R. Bloomberg, Mayor, New York City
Hon. C. Virginia Fields, Manhattan Borough President
Hon. William Thompson, N.Y.C. Comptroller
Hon. Betsy Gotbaum, N.Y.C. Public Advocate
Hon. Charles Rangel, Congressman, District 15
Hon. Eric Schneiderman, State Senator, District 30
Hon. David A. Paterson, State Senator, District 29
Hon. Adriano Espaillat, Assemblyman, District 72
Hon. Herman D. Farrell, Assemblyman, District 71
Hon. Robert Jackson, Councilman, District 7
Hon. Miguel Martinez, Councilman, District 10
Hon. William T. Castro, Manhattan Borough Commissioner, NYC Department of Parks
Ms. Jane Schachat, Administrator for Northern Manhattan Parks, NYC Department of Parks

COMMUNITY PLANNING BOARD 12
Borough of Manhattan

711 West 168 Street, New York, New York 10032

The
City
of
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York



May 29, 2003

Mayor Michael Bloomberg
Office of the Mayor
City Hall
New York, NY 10007

Honorable C. Virginia Fields
Manhattan Borough President
Executive Division
Municipal Building 19th Fl
1 Centre Street
New York, NY 10007

Barbara J. Resnicow
Vice President
NYC Economic Development Corporation
110 William Street
New York, NY 10038

Dear Mayor Bloomberg, Borough President Fields & Ms. Resnicow:

The following resolution was passed by a majority vote by Community Board 12, Manhattan at it's General Meeting on Tuesday, May 27, 2003:

- Whereas:** In response to Request for Proposals (RFP) the New York City Economic Development Corporation ("EDC") selected E. T. Management & Realty Corp. ("developer") to purchase and develop city-owned land located on Broadway between 184th & 185th Streets (the "site"), block 2167, lot 1, and now wants to complete the land sale to the developer pursuant to section 384(b)(4) of the New York City Charter, and
- Whereas:** Community Board 12, Manhattan, held a Public Information Meeting on March 20, 2003, to hear from the community with regard to the developer's plans to construct a multi-level parking garage with at least 325 parking spaces and 30,000 square feet of retail space, and
- Whereas:** EDC expects the development will create 100 construction jobs and 50 permanent post-construction jobs for the community, and
- Whereas:** The developer selected Universal Parking Group, Ltd. ("garage operator") to operate the parking garage, and for Staples and Bally Total Fitness to lease the retail space, and
- Whereas:** In compliance with the RFP terms, 50 parking spaces will be available to the Department of Education at half-price between 7AM and 4:30PM Monday through Friday, and
- Whereas:** The garage operator informed the community the 100 monthlies currently parked at the site would be allowed to return when construction is completed and that the garage will have attendant parking only, and
- Whereas:** Community Board 12, Manhattan, requested and was assured by EDC and the garage operator that a broad-based announcement regarding the availability of monthly parking applications will be made at least 60 days in advance of the garage opening so the community is fully informed of this fact, therefore,
- Be it Resolved:** That Community Board 12, Manhattan, approves the sale of Block 2167, Lot 1, by EDC to the developer with the following stipulations:
1. A broad-based community announcement regarding the availability of monthly parking applications will be made at least 60 days prior to the opening of the garage.

Chairman:

Zead Ramadan

(212) 568-8500

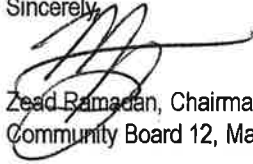
District Manager:

Gregoria Feliciano

2. Seven days before the garage opens, if the garage operator has received more than 325 monthly parking applications there will be a properly supervised lottery with a member of Community Board 12, Manhattan in attendance at the lottery. If the garage operator has received fewer than 325 monthly parking applications seven days before the garage opens, there will not be a lottery.
3. The developer must inform Community Board 12, Manhattan, if it is determined there will be fewer than 325 parking spaces built and if prior to completing construction there is a change in commercial tenancy (currently Staples and Bally Total Fitness).
4. The developer will arrange for the three tenants to give priority to local residents for employment by recruiting through local community agencies.

We would appreciate a response regarding the above resolution at your earliest convenience. Thank you for your cooperation in this matter.

Sincerely,



Zead Ramadan, Chairman
Community Board 12, Manhattan

cc: Hon. William Thompson, N.Y.C. Comptroller
Hon. Betsy Gotbaum, N.Y.C. Public Advocate
Hon. Charles Rangel, Congressman, District 15
Hon. Eric Schneiderman, State Senator, District 30
Hon. David A. Paterson, State Senator, District 29
Hon. Adriano Espaillat, Assemblyman, District 72
Hon. Herman D. Farrell, Assemblyman, District 71
Hon. Gifford Miller, Speaker City Council District 5
Hon. Robert Jackson, Councilman, District 7
Hon. Miguel Martinez, Councilman, District 10
Daniel L. Doctoroff, Deputy Mayor for Economic Development & Rebuilding
Flores Forbes, Deputy Director of Land Use, MBPO
Lynn Bodnar, Project Manager, NYC Economic Development Corporation

COMMUNITY PLANNING BOARD 12
Borough of Manhattan

711 West 168 Street, New York, New York 10032

May 30 2003

The
City
of
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York



Hon. George Pataki
Governor
Executive Chamber
Capitol
Albany, NY 12224

Hon. Joseph Bruno
Majority Leader
State Senate
Capitol
Albany, NY 12247

Hon. Frank Padavan
Senator
State Senate
Capitol
Albany, NY 12247

Dear Governor Pataki, Majority Leader Bruno and State Senator Padavan:

The following resolution was passed by a majority vote by Community Board 12, Manhattan at it's General Meeting, Tuesday, May 27, 2003:

- Whereas:** During the 1960s and early 70s, the Mitchell-Lama program was responsible for the construction of nearly 169,000 units of multi-family affordable housing, of which 140,000 are located in New York City; and
- Whereas:** City and State agencies currently supervise 227 developments in the city, following the loss of 20 developments that were bought out of the Mitchell-Lama program in just the last three years; and
- Whereas:** Fourteen more developments, totaling approximately 6,500 units, are currently in various stages of the buyout process; and
- Whereas:** Washington Heights-Inwood contains six Mitchell-Lama developments that are not engaged in the buyout process – River Terrace, 156-20 and 157-10 Riverside Drive West; Inwood Gardens, 45 Fairview Ave.; Inwood Tower, 11 Fort George Hill; Inwood Heights, 17 Fort George Hill; Inwood Terrace, 99 Hillside Ave., and Nagle House, 240 Nagle Ave., comprising 1,430 apartments; and
- Whereas:** Mitchell-Lama tenants are older on average than typical New York City tenants – the median age of Mitchell-Lama tenants is 47 compared to 42 for all tenants (1999 HVS); and
- Whereas:** 36.9% of all Mitchell-Lama households are headed by someone 65 years or older, compared to only 27.6% of all tenant families (1999 HVS); and
- Whereas:** The median household income of Mitchell-Lama residents is only \$21,611, compared to the median income for all tenants in New York City of \$26,000, according to the 1999 Housing and Vacancy Survey (HVS); and
- Whereas:** The proportion of poor people in Mitchell-Lama housing, making \$14,999 or less, is 36.1%, while the figure for all city tenants is 32.1% (HVS); and
- Whereas:** The median income for primary household members in Mitchell-Lama housing is \$15,000, compared with \$18,200 for all tenants in New York City (HVS); and

Chairman: Zead Ramadan

(212) 568-8500

District Manager: Gregoria Feliciano

- Whereas:** Because of the lower incomes of Mitchell-Lama tenants, their rent-to-income burdens are higher – 53.8% of Mitchell-Lama tenants pay more than 30% of their income for rent (HVS); and
- Whereas:** 31.2% of Mitchell-Lama tenants pay more than 50% of their incomes for rent, compared to 27% of all renters (HVS); and
- Whereas:** The New York State Assembly has passed A. 2716A (Silver) to extend and strengthen the rent stabilization law, and that bill would provide rent stabilization protection for tenants in Mitchell-Lama and project-based Section 8 developments built after 1973 that opt out of those programs; and
- Whereas:** Community Board 12-Manhattan previously has adopted a resolution in support of the passage of A.2716A by the State Legislature; now, therefore,
- Be It Resolved** That Community Board 12-Manhattan hereby supports the work of the Manhattan Borough President's Mitchell-Lama Task Force; and
- Be It Further Resolved** That Community Board 12-Manhattan urges the State Legislature to pass S.2954 (Padavan, Mendez, Spano, Velella) to renew and strengthen the rent stabilization law, and to provide rent stabilization protection for residents living in Mitchell-Lama and project-based Section 8 developments built after 1973 when the owners opt out of those programs.

We would appreciate a response regarding the above resolution at your earliest convenience. Thank you for your cooperation in this matter.

Sincerely,



Zead Ramadan, Chairman
Community Board 12, Manhattan

cc: Hon. Sheldon Silver, Speaker, State Assembly
Hon. Eric Schneiderman, State Senator
Hon. David A. Paterson, State Senator
Hon. Adriano Espaillat, Assemblyman
Hon. Herman D. Farrell, Assemblyman
Hon. C. Virginia Fields, Manhattan Borough President
Hon. Robert Jackson, Councilman
Hon. Miguel Martinez, Councilman