

**Community Board 12, Manhattan**  
**General Meeting Minutes – November 23, 2004 (Columbia University – Hammer Health Sciences Bldg)**

**Members Present:**

Dora Maria Abreu	Emilia G. Cardona
Jackie Rowe Adams	Martin Collins
Mason Almeida	Sybil Dodson-Lucas
Jacqueline Aristy	Peter Ferrara
Anita Barberis	Beatrice Hall
Rafael Beaumont	Fern Hertzberg
Wayne Benjamin	Mark Levine
James Berlin	Jose Lopez
Aidee Camacho	Elizabeth Loris Ritter
Kotie Cannon	Maria Luna

Glenda Swanson Massa
Jay D. Mazur
Renato Mena
Helen Morik
Barbara Smith Ramos
Nelson Rojas
Rose M. Santo
Pablo Santos
Cleofis C. Sarete
Llewellyn Seaborn

Steve Simon
Gloria Vanterpool
Sandra Wachspress
Bishop Gerald Walsh

**Members Excused:**  
Pamela Palanque North  
Zead Ramadan  
Dago Suarez

**Members Absent:**

Emmanuel Barrientos
Luis Facundo
Leslie Foster
Joyce F. Holland
Julio Peguero
Julio Rodriguez
Bienvenido Toribio
Milagros Vicente

**7:25pm Quorum & Call to Order.**

**7:25pm: Motion by Rafael Beaumont to adopt the agenda;** seconded by Aidee Camacho. No objection. Minutes of October meeting not yet available due to lack of staff to type them.

**7:26pm: Chair's Report:** Martin Collins: see attached for complete report; particular mention is made of the following items:

- Please note all information in folders regarding proposed development of property at 4857 & 4849 Broadway. Schools are the "silver bullet" for many of society's ill, but there are many factors we all must weigh in deciding on the disposition of these lots.
- Miguel Reyes is leaving; moving on to Community Health Plus; we wish him well. Posting/hiring for vacancy will begin immediately.
- Preliminary zoning proposal for Sherman Creek will be presented on December 14<sup>th</sup>; followed by an open-comment period.
- Introduced our newest Board Member, Lewellyn Seaborn, representing the Dyckman Houses.
- Thanked all of the Board members who have been helping out in the office during this time of transition and short-staffing.

**7:29pm: CBO Presentation by the Police Athletic League (PAL);** Al Kurland (Armory Center Director) and Tina Gonzalez (Deputy Director, Youth Services). PAL was begun in 1914 on the thinking that it is a good idea to intervene in the lives of young people before they get into trouble with the law, and steer them in the right way. PAL programs operate in every borough; the Ft. Washington Armory program began in 1998. PAL programs provide multi-faceted educational and recreational services throughout the community, and operates on four principals: (1) use young people and staff who are "home grown" and from the WH/I area; (2) maximize youth/teen power by using young people as staff through partnerships with schools and youth-based CBOs; (3) go where others do not, but employing project-based and experimental learning; and (4) engage young people in opportunities to see other horizons through travel.

**7:40pm: Public Speakers' Session**

**Heidi Wolf, Selective Service Systems:** Looking to recruit members to Selective Service Appeal Boards. The Board meets annually when there is no draft; monthly when the draft is in effect, to adjudicate requests to postpone or service or pursue alternate forms of service based on conscientious objector status. There must be five members, of whom at least three must be present for a quorum. Qualifications include US citizenship, at least 18 years of age, not in law enforcement or military, and no convictions.

**Dan Frank, Property Owner (4857-59 Broadway):** Property is one of the lots subject to this evening's Youth & Education Committee resolution. Has owned the property since 1994; he/his family have been in business (r/e and parking) for over 50 years. Proposes nine-story, 24-unit building, with 16 2-BR and 8 3-BR condos, which "can be afforded by people in this community". Is partnered with José Espinal; can build in 24 months, can get funding.

**Q: (Emilia Cardona):** What price range is "affordable"? **A:** \$300,000 - \$400,000 for 3-BR.

**Q: (Mark Levine)** Why build now? (seems coincidental) **A:** Did not develop in early 90's due to debt constraints. Now that interest rates are lower, and real estate prices higher, development is more attractive.

**Q: (M. Collins)** The SCA approached you in January. Did you go to them at that time and share your plans. **A:** I was upset and angry that they were going to take my property. I did not want to consider speaking with the SCA until I knew what was happening.

**Q: (Wayne Benjamin)** What is the anticipated income of someone buying a \$300-\$400k home? **A:** \$50k. **Q:** This would be difficult, unless there were a large down-payment. This project is homeownership, but at this purchase price range is quite above "affordable" as defined by HUD, Fannie Mae, etc.

**7:55pm José Espinal, ET Management:** Partner with previous speaker. Has been doing construction in WH/I for over 15 years. Noted that he has a site, 66k square feet available for construction near the Ft. George (10040) Post Office. SCA has never approached, but he is developing it for CUNY, who is willing to share the site; 41k square feet available. With respect to the subject property at 4857-59 Broadway, it is hard to build affordable housing in this size. The proposed development for the adjacent lot (4849 Broadway) is for an 88-unit affordable housing project.

**Q: (Mason Almeida)** What process did you pursue in communicating with the SCA? **A:** Through the elected officials.

Q: (Wayne Benjamin) Development costs with respect to feasibility/affordability of the project. A: reiterated limitations of the scope of development.

Q: (Elizabeth Lorris Ritter) So you're not talking about "affordable housing" as we understand it? A: I already have nine people interested in buying; these are middle-class people from the community: teachers, fire fighters, police officers.

Q: (Cleofis Sarete) We need school. A: We need both. I can build housing, and I have space for a school at another property.

8:05pm Arthur Goldstein, Attorney for Rita Sklar, owner of 4849 Broadway: This community needs and deserves schools of the right size in the right place, as well as affordable and market-rate housing. Concerned about government taking private property from individuals. There are other lots nearby potentially available for schools. Why hasn't SCA considered these? There is a public hearing on 12/6/04 to consider a larger space on Dyckman Street.

Q: (W. Benjamin) How long has the client owned the site, and when did she decide to develop? A: For 20 years, but he has only represented her since September. Was invited to the November Housing Committee meeting, but did not attend due to a misunderstanding on his part. The client does not yet have renderings for the proposed project, but will have them next month.

Q: (M. Almeida) Why not sell these parcels to SCA and build residential building in Mr. Espinal's property? A: I did not know about it. SCA should work with the community to identify additional appropriate sites for schools, from owners of properties willing to sell.

Q: (M. Levine) How much would your client get if SCA bought the property? A: I don't know; not discussed. That's not the point – there are, or ought to be, alternatives to taking people's property, even if compensated.

8:19pm José Adames, Community Resident: Claimed that he won the election for City Council 10<sup>th</sup> District, not Miguel Martinez. Shared legal documents in support of his claim, though their significance and relevance were not clear.

8:21pm Jean Bonnes, Community Resident: spoke regarding parks clean-up along the walkway from Haven Avenue to the Hudson River, at 177<sup>th</sup> Street. Had a successful clean-up event in October, but there is more work to be done. If interested in volunteering, please call her at (212) 674-5121.

#### 8:25pm: Elected Officials' Reports

Roxanne Dodds for Manhattan Borough President C. Virginia Fields:

- Welcomed Llewellyn Seaborn, Director of the Dyckman House Community Center, with 30 years' experience working with Youth.
- Announced a new forum, including a session on domestic violence awareness; gave scheduling info.
- Demonstration at 157<sup>th</sup> Street 1-train regarding proposed MTA cuts.
- Funds found to build new a new facility for Luperón School; site TBA.

Q: (M. Almeida) Any thoughts on the Youth & Education Committee resolution? A: No, I am listening to the process.

Kotie Cannon thanked MBPO for assistance to reopen the Dance Theatre of Harlem; this received warm applause.

8:32pm Lilliam Perez, for NYS Senator Eric Schneiderman:

- Thanks for support in attending recent Sosua documentary screening at Hebrew Tabernacle in concert w/ Alianza Dominicana and Nagle "Y".
- Re: SCA proposal, we have heard very little. While we need schools, and I don't want to stop school construction, but we also need proper schools and a thoughtful construction process.
- Immigration issues: people must be apprised of their rights, and that pleading guilty – even for minor offenses – might result in deportation.
- Community must organize to protest proposed MTA cutbacks, including token booths and also M98 bus. As taxpayers, we must tell the Governor and State Legislature that NYC deserves a good transit system, and the MTA deserves adequate state funding.

8:35pm Rafael Escaño, for Controller William Thompson: Shared several reports on housing, knock-off luxury goods, and garbage disposal.

#### 8:38pm Committee Reports

Youth & Education (Cleofis Sarete for Milagros Vicente): Introduced resolution approving the siting of a school at 4849-4857 Broadway. Substantial discussion of the resolution ensued.

Helen Morik: proposed a friendly amendment to delete the first "Be it Resolved" be removed, since we don't want to take a stand on acquiring the property that might be taken from the owners. This was not accepted.

Ms. Lorris Ritter: offered a friendly amendment to add "if property owners are willing to sell" to the first "Be it Resolved"; this also was not accepted.

Peter Ferrara: agrees with Ms. Morik: we need schools, but we don't have to commit to that site.

Ms. Cardona: not clear what we are being asked to do; mistrustful of SCA, Dep't of Ed and Region X. Passing this resolution "as is" would be a mistake.

Mr. Almeida: The Board should not just serve as a "rubber stamp". This was rushed, and I'd like clarity. Are we on the clock? Can we table this?

Gregory Shaw, lead attorney for SCA: CB12 had 45 days from the notice given on 10/4/04, so our time is up. SCA already has extended the time period.

Mr. Benjamin: But one project was presented, and then changed. So is that not a different project; do we not get more time?

Mr. Shaw: it is still a school, irrespective of the site, or grades being served.

Jim Berlin: A school crammed into a too-small site will not serve the community. We don't want a "cafetorium", i.e., shared space for gym and cafeteria.

Mr. Levine: the owners have advanced alternative sites, but that may be a false road. Do we miss an opportunity to get a school if we reject this site?

Mr. Shaw: The site is small, but not tiny. It is adequate for a small school. The alternative sites proposed by Mr. Goldstein are not appropriate, as they are owned or leased for other purposes, or have buildings on them which cannot easily be converted into a school.

Jay Mazur: is the site large enough to include both gym and lunchroom, and all of the other necessary facilities? As to the property owners, I doubt that they are interested in actually building residential property, but in driving up the price to SCA.

Ms. Lorris Ritter: motion to amend "Be it Resolved" to add language to stipulate that the site be acquired through a willing sale-by-owners, not eminent domain. Seconded by Pablo Santos. Discussion on the amendment ensued.

Glenda Swanson-Massa: we don't have the authority to tell the SCA not to use eminent domain, which is a legal right enjoyed by State/City government.

Steve Simon: we'll look foolish if we object to eminent domain. This community needs schools and vacant property needs to be used for the public good.

Llewellyn Seaborn: what is our role? Are we concerned about having a school, or about the process of how we put it on paper? Approves of the amendment, which helps us come to a thoughtful conclusion.

Rose Santo: why are we arguing over this site, when there is another, separate proposal to build a school on Dyckman? As to a property with a 99-year lease, why is that higher obligation [that obviates the possibility of eminent domain] than someone who owns a vacant property?

There being no further discussion on the amendment, a vote was taken; the amendment does not carry, 13-18-3-0.

Mr. Simon called the main question; there were multiple seconds. The motion failed, 17-16-1-0, and discussion continued.

Mr. Almeida moved to table; Mr. Santos seconded; motion does not pass, 11-23-0-0.

Councilmember Robert Jackson, who had arrived earlier, asked to speak, to share his views on this issue. As Councilman, he is an ex-officio member of the Board, and this was permitted. He has met with the SCA and attended the public hearing. Objects to not having been consulted earlier by SCA with regard to siting. Would not object to the plan for affordable housing because we need affordable housing, but we are also one of the City's most overcrowded school districts. In this situation the Board is being asked to look at many factors, including the history of the property, which is vacant, and has been for many years. Moving forward with this motion is appropriate, but if the money is not there (and it is not) then a school can not be built. Is there really a viable plan on the table for affordable housing in this location? I cannot tell you how to vote, but you must consider all of the factors. I don't know what my colleagues are going to say, and I do not know how I would vote. But if you don't make a decision – the best decision that serves the community – you send the wrong message.

Ms. Cannon: this is a resolution to build a school on this site, irrespective of how the property is acquired.

Maria Luna: so they can acquire it by any means necessary.

Dora Maria Abreu: it is clear that SCA will proceed as they wish, and we must take the opportunity to express our view.

Ms. Camacho called the question; Sybil Dodson-Lucas seconded; no objection. Motion passes 18-14-2-0.

9:53pm Traffic & Transportation (Rose Santo for Aidee Camacho): Noted several technical and factual corrections to a resolution protesting MTA's proposed token booth closures and other service cutbacks. There being no discussion, the resolution passed unanimously (34 votes).

9:58pm Executive Committee (Martin Collins): Resolution to create a Street Activities Permit Task Force. In response to a question as to why the Chair is not naming specific members to the task force, Mr. Collins replied that each of the constituent committees should have the flexibility to appoint whichever of its members is interested in volunteering for this duty, and would best be able to represent that committee's perspective on the matter of street activity permits. There being no further discussion, the resolution passed unanimously (34 votes).

10:02pm Parks & Cultural Affairs (Emilia Cardona for Zead Ramadan): Resolution in support of creation of five small street-end parks at West 202<sup>nd</sup>-206<sup>th</sup> Streets. There being no discussion, the resolution passed unanimously (30 votes, with 4 not voting due to conflict).

10:10pm Health & Environment (Steve Simon): Resolution opposing the closure of the Manhattan VA Hospital, or cutback of any of the services it provides. Jim Berlin noted that President Bush (to whom the resolution is directed) is unlikely to listen, but supports the resolution anyway; suggested we copy to Congressman Rangel. There being no further discussion, the resolution passed unanimously (34 votes).

10:12pm Land Use (Wayne Benjamin): no report.

10:13pm Aging (Sybil Dodson & Fran Hertzberg): Next meeting will discuss privatization of health care.

10:14pm Housing & Human Services (Jacqueline Aristy): announced upcoming (11/29) special meeting for CBOs regarding opportunities for development of affordable housing in Sherman Creek.

10:15pm **Economic Development (Julio Peguero)**: Kennedy Car Service has agreed to provide service for blind people, but stipulates that the person must call one hour ahead. There was a general outcry that this is a violation of the law; Mr. Collins asked Mr. Peguero to follow-up with Kennedy. Ms. Cardona noted that there is a location (128 Ft. Washington Ave. @ NE corner of 164<sup>th</sup> Street) in which a beauty parlor has opened. This is a residential building; it is not zoned for this use. Mr. Peguero agreed to investigate.

10:20pm **By-Laws Task Force (Emilia Cardona)**: No report; still working on proposed changes; plan to present resolutions at next general meeting.

10:20pm **Old Business**: Mr. Collins gave a brief DM Search Committee update. 63 resumes have been received. The Committee met last night to continue narrowing the search, and hopes to have candidate interviews soon. As to the Community Assistant vacancy created by Miguel Reyes' recent departure, Mr. Collins noted that we must fill it quickly. The position has been posted; application deadline is 12/9; hopes to fill vacancy by year's end.

10:24 **Motion to adjourn** by Ms. Hertzberg; seconded by Mr. Ferrara; no objection.

Respectfully submitted: Elizabeth Lorris Ritter, Secretary

**Parks & Cultural Affairs Committee**  
**Minutes**  
**November 18, 2004**  
**(Dyckman Community Center)**

**MEMBERS PRESENT**

Emilia Cardona, Assistant Chair  
Sybil R. Dodson-Lucas  
Elizabeth Lorris-Ritter

**MEMBERS ABSENT**

Zead Ramadan, Chair (excused)

**BOARD MEMBERS PRESENT**

Martin Collins, Chair  
Steve Simon

**STAFF MEMBERS PRESENT**

**GUESTS**

Claire Dudley, Department of Parks, Nathaniel Green, Resident, Laverne Campbell, Resident, Jon Graham, Resident, Walter Delgado, Audubon Partnership, Marshall Vannerpool, Media Band, Andre Harris, Resident, Sylvia Edwards, Resident, Odell Harris, Resident, Martha Mejia, Resident, Roberta McHale, Resident, Francine Coleman, Resident, Sylvia Hoddel, Resident, Marina Mendez, Resident, Shirleen Catlin, Resident, Kenneth Struss, Resident, Geordyn Sterrenson, Resident, Sharon Green-Ortiz, Resident, Dorothy Paole, Resident, Jim Cough, Resident, Cynthia Singletary, Resident, Temika Green, Resident, Courtnee Green, Resident, Nilda Rosario, Resident, Heydy Casado, Resident, Anna Urena, Resident, Thelma McPherson, Theatre and Affordable Co-op, Wilfredo Soriano, Resident, Mildred Tarver, Resident, M. Crpoeza, Resident, Ofelia Ayala, Resident, Delores Meyer, Resident, Roberto Guzman, Resident, Manuel Urena, Resident, Rosemary Urena, Resident, Margarita Urena, Resident.

---

The Assistant Chair (Emilia Cardona) convened the meeting at 7:10pm.

**OPENING REMARKS**

This second meeting to share with the community the plans by the Department of Parks and Recreation to convert 202<sup>nd</sup> through 205<sup>th</sup> into four Greenstreets was held at the Dyckman Community Center.

The plans had been on display at the Houses as well as at the Audubon Partnership since the last committee meeting on November 4 when the turnout by the community had been very small. At the end of the November 4<sup>th</sup> meeting it was agreed to give the community more time to study the plans.

**DEPARTMENT OF PARKS, CLAIRE DUDLEY**

The representatives from the Department of Parks explained the drawings and plans to the audience. The idea is to create something that will be pleasant and useful for the community while at the same time having a certain esthetic compatibility with the Roberto Clemente Park which is across the river in the Bronx. One of these streets will be designed to reflect some aspects of the Malecon in the Dominican Republic.

It is expected that once the work is completed, people will be able to use the site for boating as well as for picnics and general recreation. There will be spray showers for the children, grills for cooking and game tables for those who like chess, dominos or checkers. The boating will not be a private concession. People who own boats like kayaks can get on the river without any problem.

The Parks Department hopes that a stewardship program can be started. That is, each block would become a partner with the Department of Parks to make sure the park is maintained.

The park at 204<sup>th</sup> will be set up so that there can be a community garden with seats at the waterfront. This will give those residents who like to garden an opportunity to do so.

During the question and answer period the following issues were discussed.

1. Will the boating be private or rental?  
There is no concession going into the spot. It will be open to the public and anyone who has a small, hand-powered boat will have easy access to the river.
2. Can a concession be set up?  
If someone wants to set up a concession for boat rentals, they can partner up with Parks.

3. How will the waterfront be secured so that it won't become a dumping ground or the site for unlawful activity?  
The parks will be closed from dusk to dawn.
4. How will these parks affect the neighboring stores?  
There will be no changes to the businesses. They will remain where they are.
5. How will the rat population be kept down and how will garbage be affected?  
Sanitation will be addressed and pest control will be enforced.
6. What about the sidewalks and handicapped accessibility in the parks?  
All of these matters will be taken care of within the year so that the sidewalks will be fixed and the spaces will be accessible to all.
7. What kind of lighting will there be to insure people's safety?  
Lighting will be taken care of by DOT. All the streets will have lights at the beginning, the midpoint and at the waterfront.
8. How will children be protected from falling in the water?  
This area is not real park land and doesn't have a long stretch to reach the river. There will be a sea rail type of fence that will prevent the children from falling into the water.
9. Who will maintain security at these parks?  
NYPD has been approached regarding these new parks and the need for more frequent patrolling.
10. Who is paying for these parks?  
This is city money, tax money. There is a citywide initiative to improve the waterfront all around the island. This area doesn't have real park land or a long stretch to reach the river. By putting in these parks the community will have access to the river and a pleasant green area for all to enjoy.

The community was then asked if it approved of the project and the Board's writing of a resolution in its favor.

The vote was as follows:

	In favor	Not in Favor	Abstain
Committee Members:	3	0	0
Board Members:	1	0	0
Members of the Community:	32	4	5

The meeting adjourned at 8:13pm.

Respectfully submitted,  
Emilia G. Cardona

## HEALTH & ENVIRONMENT COMMITTEE MINUTES – November 10, 2004

### COMMITTEE MEMBERS PRESENT

Steve Simon, Chair  
Helen Morik, Asst. Chair  
Barbara Smith Ramos  
Beatrice Hall

### COMMITTEE MEMBERS ABSENT

Emmanuel Barrientos  
Sybil R. Dodson-Lucas (excused)

### CB12 BOARD MEMBERS

Wayne Benjamin

### PUBLIC MEMBER ABSENT

Basilia Gomez

**GUESTS:** Karol Wollenberg, Vice President-Pharmacy, Christine Kubin, Clinical Specialist-Infectious Diseases, New York-Presbyterian Hospital (NYPH); Kathleen Crowley, Director-Environmental Health & Safety, Muhammad Akram, Associate Director, & Sandra Harris, Director, Community Affairs, Columbia University Medical Center (CUMC).

=====

1. Helen Morik, Assistant Chair, opened the meeting at 7:15 p.m. The chair, Steve Simon, arrived a few minutes later.
2. **The Flu Vaccine Crisis – Wollenberg:** 62 million doses now available for the general public in U.S.; 150 million had been ordered. Medical experts believe 185 million Americans should be vaccinated. The recommended group is now 65 years old and over, instead of those 50 and over, as before. 90M adults and children now considered high-risk. Last year NYPH threw out about 10% of its vaccines because they were not used. It's difficult to estimate actual need each year; sometimes there is low demand, depending on the severity of that year's flu. It's not a profitable product, high risk of litigation. It has a 70-80% chance of working in healthy people, 40-50% chance overall. U.S. dominates the market. Only 2 manufacturers approved by U.S. – Aventis and Chiron, whose plant in Great Britain was found to be contaminated. Glaxo has plant in Germany, but it doesn't meet U.S. standards.  
In February, NYPH ordered 40,000 adult doses from Chiron and ordered pediatric vaccines from Aventis. Therefore, NYPH currently has no flu vaccines for adults. The federal government is trying to redistribute the available Aventis vaccines. Each state has been asked to determine its number of high-risk patients. NYPH President Herbert Pardes is working with the Centers for Disease Control and Prevention (CDC) on this issue and has called HHS Secretary Tommy Thompson to appeal for his help. Optimistic that NYPH will get some vaccines within the next two weeks. Priorities will be: NYPH patients over 65, health care workers and recently hospitalized asthmatics.  
Morik: In past years, NYPH has had an extensive community outreach program, providing up to 5,000 vaccinations, primarily to seniors, at various sites in Washington Heights-Inwood, Upper East Side and Queens. That program is in jeopardy this year.  
Simon asked the NYPH reps to let him whether NYPH would like the board to write a letter or do anything else to support its request for flu vaccines.
3. **Inspections of Columbia University Medical Center Laboratories –** Simon explained that the board's interest in this issue is an outgrowth of the discussions last spring with Columbia on the Audubon IV research building and some complaints that were voiced by local residents concerning its impact on the community.  
Crowley: Her department is responsible for all environmental health & safety issues, except radiation. Lasker research building (Audubon I) is one of 21 buildings it oversees; they are all treated the same way. Not all companies in Lasker have labs; 2/3 are working with small quantities of chemicals and biological agents. Lab safety surveys are done at least annually throughout CUMC by her staff; also deal with management of hazardous waste. These are proactive preventive surveys. Each lab has its own chemical hygiene plan. Training programs provided each year. NYC Dept. of Health, only regulatory agency that does inspections, checks on radiation.  
Akram: Lasker tenants are required by their leases to follow same policy as CU's own labs.  
Crowley: No problems at Lasker labs. If anything...

# **COMMITTEE FOR THE AGING MINUTES**

**November 9, 2004**

## **COMMITTEE MEMBERS PRESENT**

Fern Hertzberg, Asst. Chair  
Leslie Foster  
Glenda Swanson-Massa  
Nelson Rojas

## **COMMITTEE MEMBERS ABSENT**

Sybil R. Dodson-Lucas, Chair(excused)  
Bishop Gerald Walsh(excused)  
Gloria Vanterpool

## **PUBLIC MEMBERS**

## **BOARD MEMBERS PRESENT**

**Martin Collins, Chair, CB12**

**Deborah Blow, Community Associate**

## **GUESTS**

Norma De Candido-Resident, Mary Jones Springer-Resident, Cecell Levinson-Resident,

Fern Hertzberg, Asst. Chair, meeting convened at 10:00am.

Reviewed distribution of flu shots throughout community and where available throughout the city. No shots available at NY-Presbyterian Hospital. 970 shots distributed at the senior centers out of approximately 25,000 people in our community over 65 years old.

Discussed WHICOA's presentation at the last Community Board 12 General Meeting.

Discussed the possibility that WHICOA will seek funding for educating seniors on changes in Medicare benefits.

Reviewed testimony given at the NYC Dept for the Aging Annual Plan Summary 2005-6 on meals on wheels, transportation, social adult day care, and dollars needed for increased fixed costs and cost of living adjustments for staff. Presenters from the community included Rebecca Carel, David Johnson, Fern Hertzberg and a social work student, Desiree.

Plan to have speaker next month on potential outcomes of privatization of Social Security and other benefits changes. Leslie Foster will check and speak to Fern and Sybil on possible speaker.

Meeting adjourned 11:15am

Respectfully submitted by Fern Hertzberg



## **Land Use Committee - Meeting Minutes**

**November 3, 2004**

### **Committee Members Present**

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
Dora Maria Abreu  
Jay Mazur  
Peter Ferrara  
James Berlin  
Julio Rodriguez

### **Committee Members Absent**

Mark Levine(excused)

### **Board Members**

Martin Collins.

### **Guests**

Delores Addo(Richards), John Kinney

1. The meeting was called to order at 7:10 PM.
2. CB 12-M Chair, Martin Collins, reported that pursuant to discussions with Land Use Chair, Wayne Benjamin, and Community Planning Task Force Chair, Luis Facundo the Land Use Committee and the Community Planning Task Force will be meeting jointly as much as possible and that they will jointly co-host the December 1<sup>st</sup> Audubon Avenue Neighborhood Planning Study Public Workshop (the "Workshop"). Mr. Collins also reported that the Task Force has been charged with investigating various matters pertaining to Sherman Creek such as development opportunities, zoning changes, etc. in order to permit CB12-M to comment in an informed manner on proposals to be made by the City for the redevelopment of the Sherman Creek core and upland area.
3. The logistics of the Workshop were discussed and the proposed format revisited. It was indicated that holding the entire workshop in a single large group, instead of breaking into small groups after the initial presentation as discussed at the October LU meeting, might be beneficial since all participants would hear and participate in the same discussion. The format of the Workshop will be reviewed further with Insight Associates and City Planning. Based on the materials to be presented and other considerations, a decision will be made as to the preferred format. Should a decision be made to that would include small groups as part of the Workshop Mr. Benjamin asked for volunteers to act as facilitators. Julio Rodriguez, Anita Barberis, Peter Ferrara and Jim Berlin volunteered to assist with this task (subsequent to the meeting Jacqueline Aristy also volunteered). Mr. Benjamin advised that he would schedule a working meeting with Insight Associates and City Planning within the next few weeks and would advise members of the LU Committee and Planning Task Force of the date and time so that interested parties can attend. Community outreach for the workshop was also discussed. A "Save the Date" flyer was included in CB12's mailing for the October 2004 General meeting. Additional general mailings will be made as well targeted mailings to local merchants and posting of flyers. Public service announcements may also be used as part of community outreach for the Workshop. It was noted that extensive outreach might result in a number of participants that cannot be comfortably accommodated in CB 12's office. It was agreed that a back-up location, perhaps the conference space in Russ Berrie, should be secured. If RSVPs indicate a large turnout the workshop will moved to the alternate location. Simultaneous translation will be provided at the workshop and that refreshments will be served.
4. The summary of potential planning goals and objectives for CB 12 was discussed. The summary was originally drafted for the March 2004 LU committee meeting and was the outgrowth of prior discussions in committee pertaining to land use and other matters of interest and concern to the Committee member and others present (refer to prior LU minutes) pertaining to district-wide planning. The goals and objectives are envisioned as a first step in having CB 12 articulate a planning vision and creating a framework for outlining district-wide planning priorities, structuring dialogues with City Planning and other city agencies and for guiding further neighbor planning studies. A "short list" of the goal and objectives was reviewed. The list includes goals related to

zoning modifications, historic and neighborhood preservation, accommodating new development, and enhanced waterfront access. It was agreed that the waterfront access goal needed more study, perhaps by the Parks and Recreation Committee. Additional goals pertaining to safeguarding the district against over-development, maintaining its character and quality of life and encouraging the development of affordable housing were added to the short list. The process by which the goals and objectives will be further defined was discussed. It is envisioned that the discussions that have taken place in Committee will expand to the Executive Committee, the full Board and to public forums. A copy of the revised short list is attached to these minutes.

5. Planning Task Force Chair, Luis Facundo discussed the Task Force's assignment for Sherman Creek. It was indicated that maps of the Sherman Creek study area which indicate City's development proposals should be obtained and displayed in the CB office. The maps would provide valuable reference material to assist the Board and residents to more fully understand the City's proposals and to respond to them in a more informed manner. Mr. Facundo will take the lead in securing the maps. Mr. Facundo also noted that, since the Sherman Creek Study area includes a section of Inwood, i.e. the "upland area" bounded by Dyckman Avenue, Broadway and 207<sup>th</sup> Street, the broader impacts of the development proposals must be analyzed.
6. The minutes of the October 6, 2004 LU Committee were approved as corrected.
7. Mr. Collins announced various upcoming meetings.
8. The meeting was adjourned at 8:55 pm.

Respectfully submitted by: Wayne A. Benjamin