

Community Board 12, Manhattan
General Meeting – November 27th, 2007
Columbia University - Hammer Health Sciences Building, Room 301

PRESENT

Dora Maria Abreu	Joyce Humber-Faison
Jackie Rowe Adams	James Freeman
Jennifer Araújo	Ramona Gomez
Anita Barberis	Francisco Guzman
Wayne Benjamin	Fern Hertzberg
James Berlin	Mark Levine
Isaiah Bing	Tony Lopez
Rolando Cespedes	Elizabeth Lorris Ritter
Martin Collins	Maria Luna
Sybil Dodson-Lucas	Glenda Swanson Massa
Vivian Ducat	Rita McKee
George Espinal	Helen Morik

EXCUSED

Carole Mulligan
Pam Palanque North
Julio Peguero
Edith Prentiss
Zead Ramadan
Nelson Rojas
Ruddy Santana
Steve Simon
Gloria Vanterpool
Manny Velazquez
Janifer Wilson

ABSENT

Aidee Camacho
Julissa Gomez
Bea Hall
Eduardo Hoepelman
Albania Jimenez
Jose Lopez
Ines Saldana Olesen
Rolando Rodriguez
Jonathan Tasini

The **meeting was called to order** at 7:10pm by Chair Manny Velazquez. In the absence of a quorum, Mr. Velazquez gave his **Chair's report**:

- The Executive Committee will be meeting in December with EDC for a detailed update on the proposed zoning changes for Sherman Creek and Inwood as part of the ongoing dialogue on these changes.
- Grand opening ceremony of the new Dyckman Job Center was being postponed, although the center is now open.
- We need for meetings to be shorter; members are requested to assist in managing meetings by listening to speakers, reading minutes in advance, and not repeating questions.
- The Board staff are working on rodent abatement issues around food trucks.
- Mentioned upcoming PlaNYC seminar at Isabella with the Mayor's Office.

Ebenezer Smith gave his **District Manager's report** (7:15): See attached.

A **quorum** having been obtained at 7:24pm, a **motion to adopt the agenda** was made by Elizabeth Lorris Ritter, seconded by Zead Ramadan and passed without objection by voice vote. **Adoption of the minutes was deferred** to the December meeting, as there were no minutes. (7:25pm)

Nominating Committee (7:26pm): Anita Barberis, Co-Chair, thanked her fellow committee members Emilia Cardona (Co-Chair), Tony Lopez, Cheryl Pahaham and Nelson Rojas. Twenty-nine Board members were qualified for office pursuant to our by-laws; eight were interested in running for office: Manny Velazquez for Chair; Dora Maria Abreu and Pam Palanque North for First Vice Chair; George Espinal and Rita McKee for Second Vice Chair; Elizabeth Lorris Ritter for Secretary; Kotie Cannon for Assistant Secretary; and Tony Lopez for Treasurer. The floor was opened for additional nominations for each office. There were no nominations for Treasurer, Assistant Secretary or Secretary. George Espinal withdrew his candidacy for Second Vice Chair. Nelson Rojas nominated Ruddy Santana, who accepted. There were no further nominations for that office, and no nominations for First Vice Chair or Chair. Later in the meeting Dora Maria Abreu announced her withdrawal from the race for First Vice Chair.

Recognition of the Dyckman Institute Scholars (7:31pm): Susan De Vries, Director of the Dyckman Farmhouse Museum, gave a brief history of this scholarship. Although the Dyckman Institute was begun in the 1920s; it traces its roots to the first school in Upper Manhattan, the Hamilton Free School, incorporated in 1818. Upon the Institute's dissolution in 1943, its assets were donated to Columbia University for a scholarship at Columbia for Washington Heights-Inwood students. Ms. De Vries introduced Sandra Harris, CU's AVP for Government & Community Relations, who, after giving kudos to community resident Bob Isaac for his efforts to revive the scholarship several years ago, announced this year's winners: Iliana Felix, Arcania Garcia, Patricia Rojas and Vera Tseylikman. Ms. Rojas, a Bio/Pre-Med major, and Ms. Garcia, an Environmental Science major, made brief remarks regarding their scholarships and their experiences attending high school in Washington Heights and studying at Columbia. *[Ed. Comment: Although the Board meets the Dyckman scholars each year in a similar ceremony, it is always inspiring to see these smart, hardworking young people from our community, and their proud families.]*

CBO Presentation: Moose Hall Theatre Productions & the Inwood Shakespeare Festival, Ted Minos, Artistic Director (7:43pm): Mr. Minos gave a brief history of his theatre company and their productions over the years in Inwood Hill Park. The company generally does two shows for a three-week run (12 shows per production) each summer. They have a loyal following of fans from the community and throughout the five boroughs, and have done a lot to make Inwood Hill Park a safer, better place on summer evenings. They would like to establish a more permanent presence in the park, perhaps as a dedicated seasonal venue with space to make their summer productions a little easier, and also to expand their programming, both in terms of the number of shows, as well such other offerings as classes and multi-age programming. Mr. Minos has a petition with over 600 signatures supporting this idea and has come to the Parks & Cultural Affairs Committee, and approached the Parks Department.

Public Speakers' Session (7:49pm)

Edith Prentiss, WH/I Council on the Aging (WHICOA): announced upcoming conference (11/29) at Isabella on gentrification – looking at both the positive and negative impacts on the community. The event is co- sponsored by WHICOA, Isabella, Yeshiva's Wurzweiler School of Social Work and the Joint Public Affairs Committee for Older Adults. Panelists include Ethan Cohen, formerly of CCNY Center for Architecture & Planning; Susan Bendor of YU/WSSW; George Sanchez of the Washington Heights-181st St. BID; Ken Rosenfeld, Legal Services Director for the Northern Manhattan Improvement Corp.; and moderated by Columbia University's Nelson Peralta.

April Greenwood, community resident: regarding construction at 184th & Overlook Terrace. There were over a dozen people with Ms. Greenwood, although in the interest of time, only she and another person spoke to the issue. Ms. Greenwood made an impassioned plea for the restoration of quiet in her neighborhood, which has been shattered by ongoing construction beginning last week on a new residential tower. She also complained about dust, debris and other sanitation issues, and expressed fear for the structural integrity of surrounding buildings, which might be compromised due to the vibrations from the construction drilling to remove the rocky outcropping at the construction site. She noted that the community has protested at various times over the last six years, and wanted to know what is CB12's responsibility, and what are various agencies (DEP, DOB, MTA) doing.

Rachel <no lastname given>, community resident: echoed many of the previous speaker's concerns, with particular emphasis on alleged safety issues posed by drilling, occupational safety of the construction workers, and aesthetic issues related to height and bulk of the project. She noted a petition with over 700 signatures, as well as discussions with elected officials, whom she feels have ignored these constituents, and said that a Ph.D. geologist who spoke at a Housing Committee meeting last year said that the construction would pose a hazard to neighboring buildings. Board member Martin Collins asked if she was aware of the letters to City agencies he had sent when he was Chair, and on which the speaker had been copied. She responded that she is concerned that DOB grants permits based on the architect's plans, but "can't do anything unless something happens."

In response to these two speakers and the constituency they represented, it was noted that the construction project in question is an as-of-right development within current zoning guidelines, and with all permits in order. The community members were referred to the Housing Committee. Board member Simon requested that the District Manager follow up with DEP to call a noise inspector; the DM responded that he has been working with the appropriate City agencies to monitor the situation.

Jose Adames, community resident: Spoke on his continued fight with regard to his 2005 mayoral race, which he believes he should have won. This evening's commentary, which was mostly incomprehensible, appeared to be anti-Semitic in nature.

Martin Collins, Riverside Inwood Neighborhood Garden (RING): announced upcoming holiday tree and menorah lighting (12/9).

Elizabeth Lorris Ritter, Cornerstone Chorale: announced upcoming concert of Duruflé's Requiem at Holyrood Church (12/2).

Wolfgang Tsontouris, community resident: has spoken before about serious trash issues at 70 Haven Ave. Noted impending renovation of CU's trash facilities at the adjacent property, and would like some details as to CU's plan. Sandra Harris provided same.

Maureen Lin, Go EverGreen Kids: Requested that CB12 sponsor a Web-based environmental game for community youth: kids can change their energy consumption patterns (and those of the adults in their lives) with simple, incremental adjustments in lifestyle. Object is to promote energy-saving ideas. Contact: onlymaureen@yahoo.com or 212-532-9595 x216. Referred to Youth Committee.

Mike Fitelson, Manhattan Times: Adding a free subscription-by-mail service. Distributed sign-up sheets. For more info or to subscribe: manhattantimes@aol.com or 212-569-5800.

George Espinal, Inwood Youth Council: Friends of Payson Avenue is looking for community youth to get actively involved in local governance issues. Small stipends are available for 10 adolescents, 14-20 years old. Applicants must maintain good GPA and commit to ten hours/week between 12/07-5/08. Parental consent required. Applications due 11/30/07. Info: mngovt@yahoo.com.

Charles Calloway, WeACT: has a program to test toys for lead content and other hazards. Call 212-961-1000 for schedule and details.

Reports from Elected Officials & their representatives (8:35pm)

State Senator Eric Schneiderman: primarily addressed development issue raised by the speakers during the public session. Noted that development is not a simple matter and CB12 has been vigilant. Went on to say, "My report from Albany is very short: we're doing nothing and we all hate each other... We were off to a good start, but things fell off the table when the Senate refused to pass campaign finance reform." Now there is "political gridlock" over immigrant rights, reform of state authorities and other issues.

State Assemblymember Herman "Denny" Farrell: also addressed the concerns of the public speakers. The MTA, DOB and other public agencies have reviewed and approved the plans, and monitor the progress. Living with unpleasant noise and inconvenience is difficult, and saying "no" to people is hard, but the construction is as of right.

Council Member Miguel Martinez: Congratulated the Parks Department for significant new tree plantings on W 178th & W 179th Street; noted that Dyckman Job Center is now open.

Council Member Robert Jackson: <transcript unavailable>

Brief reports also were given by: Simeon Banister for Public Advocate Betsy Gotbaum; Ziedah Giovanni for Governor Elliot Spitzer; Elbert Garcia for Congressman Charles Rangel; and Rafael Escaño for Comptroller Bill Thompson.

Good & Welfare (9:26pm): The Chair announced that Board member Raphael Osoria, is home and doing well following surgery.

Committee Reports (please note in addition to Committee minutes) (9:27pm):

Wayne Benjamin for Land Use: Anthony Borelli of the Manhattan Borough President's office will attend the December 5th Committee meeting to brief it on the West Harlem Special Zoning District, which the BP is advancing in cooperation with CB9 and City Planning. It was noted that the recommendations contained in CB12's District-wide Planning Study or in a 197-A Plan, such as the one recently completed by CB9, do not have the force of law. Zoning is one of the tools at the Community Board's disposal to implement its vision for new development in the community. We need to take the opportunity to become familiar with the ongoing effort to create a West Harlem Special Zoning District and determine what we can apply to our planning initiatives.

A resolution making recommendations to NYC's Department of City Planning concerning its Inwood/Sherman Creek rezoning plan passed unanimously (33 votes) following the Committee Chair's acceptance of several amendments as friendly.

Steve Simon for Health & Environment (9:43pm): Note attached 12-point list of concessions by Con Edison with regard to the M-29 transmission line and substation construction project. Kudos especially to Martin Collins and Obie Bing for their efforts on behalf of CB12 and the WH/I community; without our efforts and our 29-point critique of its revised Environmental Management and Construction Plan (EM&CP), ConEd never would have made these concessions. Helen Morik asked what is the next step with Con Ed? Mr. Simon responded that the concessions will go to the Public Service Commission (PSC), which is taking all of these factors into account as it reviews Con Edison's revised EM&CP for the project.

Introduced two resolutions to the floor, one calling upon the NYS PSC to grant all of Inwood residential and business customers substantial utility rate reductions during the construction of Con Ed's M-29 transmission line in Inwood, and the other calling upon the PSC to require curb-to-curb roadway restoration following the construction. Jim Freeman asked if there was any precedent for the first resolution; answer: no.

Because the two resolutions are related to the same Con Ed project and intertwined, we discussed them together. Jim Berlin stated that we shouldn't make unreasonable demands of the utility as it undermines our credibility; he believes these resolutions are understandable but unreasonable. Mr. Collins stated that a rate reduction as a concession for service losses is not unprecedented, noting the Bronx Board 8 will be asking for the same things as these proposed resolutions. Additionally, DOT's previously planned repaving on Broadway would only cover part of the 1.5 miles of roadway in Inwood that Con Ed plans to rip up. Moreover, Con Ed's own testimony shows that they may rip up more of the street depending on what they find below the surface, and the Yonkers and Bronx electeds are calling for curb-to-curb restoration. Rita McKee, Sybil Dodson, Doria Maria Abreu and Helen Morik all spoke in favor of the repaving resolution, saying it is not unreasonable and we should hold Con Ed accountable. Ms. Morik objected to all Inwood customers getting a rate reduction, noting that while some should get such a reduction, this benefit should not extend to all, as all may not be inconvenienced. Edith Prentiss stated that patch resurfacing is woefully inadequate, and that only curb-to-curb would suffice. Ms. Lorris Ritter suggested that the word "all" be deleted from the "Resolved" clause, recognizing that if the subset of Inwood customers to receive this rate reduction would be negotiable; this change was accepted by the Committee Chair as friendly. Maria Luna spoke in support of both resolutions. There being no further discussion, a vote was taken; the resolution regarding a rate reduction passed 27-2-2-0; the resolution regarding curb-to-curb resurfacing passed 29-1-1-0.

Zead Ramadan for Economic Development (10:07pm): The State Liquor Authority (SLA) just notified CB12 that they will not be granting a liquor license to La Caleta Sports bar, but it was decided to go through with the resolution recommending this rejection so that CB12M can be on record as opposing this license. Mr. Ramadan also reported that there was a recent stabbing incident in front of the Monkey Room bar (187th Street & Ft. Washington Ave.) resulting in arrests of the perpetrators and fines to the establishment. Maria Luna asked if any of the establishments under consideration this evening for licensing belong to the local Chamber of Commerce, and suggested this as a way of educating them in better business practices and community relations. Ms. Prentiss asked a question regarding the Monkey Room recently having changed hands; in response Mr. Ramadan clarified the notification and review process. The following resolutions were discussed, and voted on:

- #1 recommending that the SLA reject a new Beer & Wine License at La Caleta Sports Bar passed unanimously (30 votes).
- #2 recommending that the SLA grant a new Beer & Wine License at Sanchez & Abreu Enterprises passed 27-3-0-0.
- #3 recommending that the SLA grant a new On-Premises Liquor License at ER Caribe LLC passed 27-3-0-0.
- #4 recommending that the SLA renew an On-Premises Liquor License at Aquamarina Restaurant passed 28-2-0-0.
- #5 recommending that the SLA renew a Beer & Wine License at Taqueria Santa Clara Food Corp. passed 28-2-0-0.
- #6 recommending that the SLA renew new Beer & Wine Licenses at Cafeteria Billar Cibaol, El Malecon Restaurant, Venerato, Inc., d/b/a the Garden Café, Teonis Corp. and Bijaru Coffee Shop Restaurant passed 28-2-0-0.
- #7 recommending that the SLA renew On Premise Liquor Licenses at 1342 St. Nicholas Ave Restaurant Corp. passed 28-2-0-0.
- #8 recommending that the SLA grant a new Grocery Store Beer & Wine License at Fort Grocery & Deli Corp. passed 28-2-0-0.

Fern Hertzberg for Aging (10:25pm): December meeting will include a year-end summary of '07.

Glenda Swanson-Massa (Co-Chair) for Housing & Human Services (10:27pm): December meeting will include a representative from Homeless Services to discuss trends and impacts of homelessness in our community. The Committee also will discuss the housing project on Overlook Terrace, and CB12's role in responding to the concerns raised by this evening's public speakers.

Elizabeth Lorris Ritter for Parks & Cultural Affairs (10:29pm): Brief update on design changes by Port Authority of NY&NJ for security improvements to NYC tower of GWB following that project's review by the NYC Art Commission; summary of November meeting regarding Inwood Shakespeare Festival's expanding its relationship w/ Parks Department to possibly have a dedicated performance space, and exploring the role of Northern Manhattan Arts Alliance (NoMAA) as potential curator of the Hintersteiner Gallery at CB12; January meeting will focus on Inwood parks issues (Isham, Inwood Hill/Shakespeare Festival, Sherman Creek street ends, boat clubs, and the area behind PS5) and will be held off-site, probably at PS/IS176.)

Mark Levine for Traffic & Transportation (10:32pm): At the last meeting DOT and the 34th Precinct came together at the same time, so there was no finger-pointing regarding the recent issues of traffic control and enforcement on Broadway near Dongan Place. As a result, there was a productive conversation about possible solutions; there has been recent increased enforcement by the PD, and DOT will be installing new pavement markings and signage to enhance traffic flow. At the next meeting there will be a discussion of the possible removal of the narrow turning lane at the intersection of Broadway (southbound) & Dyckman Street/Riverside Drive (westbound), as well as a discussion of the narrowing of the MTA's A-train entrance at Overlook Terrace due to the aforementioned construction project.

Youth & Education: no report.

Emilia Cardona for Public Safety (10:35pm): The Committee continues to work on a survey of public safety issues in the community.

As there was no new business and a dwindling quorum, the meeting was adjourned at 10:36pm by acclamation.

Land Use Committee - Meeting Minutes
November 7, 2007

Committee Members Present
Members

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

Committee Members Absent

Dora Maria Abreu

Board

Staff: Deborah Blow, Community Coordinator

Guests: Lindsay Quartini-MBPO, Community Fellowship Program, Rev. E. Hudson, Pastor, Rosana Wiley, Rebecca Jones, Virginia Simon-Rocky Mountain Baptist Church-Residents of 37-41 Hillside Avenue, Dorothy Smith 45 Fairview Avenue, Achva B. Stein-City College Agricultural Center, Regina Gradess, Olivia Gradess-Residents of 99 Hillside Avenue, Anthony Parson-Resident 25 Arden St., Leonard Murray-Zion Consulting, George Jones, Oliver Franklin-Johnson Jones Architects Planning Interior, Annice Alt-Resident 250 Cabrini, Obed Fulcar-Friends of Sherman Creek, Stephen DiCioccio-Phillips Lytle, LLP, Richard Allman-Resident, 187 Pinehurst

1. The meeting was called to order at 7:10 PM.
2. Mr. Benjamin introduced Lindsay Quartini, the planning intern assigned to Community Board 12-Manhattan by the Manhattan Borough President's office for the current academic semester, and Professor Achva Stein, the new director of the City College Architecture Center ("CCAC"). Ms. Quartini is a graduate student at Hunter College. Ms. Stein, who is also the head of City College's Landscape Architecture program, advised that the CCAC team is working on revising the final report for the Washington Heights and Inwood Neighborhood Planning and Land Use Study to make it more streamlined and easier to use.
3. Paul Martin, Esq., legal counsel for Rocky Mount Baptist Church (the "Church" or "Rocky Mount"), commenced the presentation on the proposed development at 37 Hillside Avenue. Mr. Martin advised that Rocky Mount seeks to build a new church and new residential building that would be affordable to members of the congregation and the community. Rocky Mount's Rev. Hudson stated that the Church was established approximately 28 years ago, has operated a day-care facility for about 23 years without any city funding and that the congregation has outgrown its current building. Mr. Martin continued the presentation and advised the Land Use committee ("LU" or the "Committee") that development plans envision demolishing the existing church and building a new sanctuary at the front of the site with the residential

building behind new sanctuary. Mario Canteros, the architect for the residential portion of the proposed project continued the presentation. His firm is based in New Rochelle. Mr. Canteros indicated that the existing church was constructed in 1963 as a community center, it is old and worn, the congregation is seeking to create a new, more upscale building and at present the church design is conceptual. The new church is expected to be a two- to three-story structure facing Hillside Avenue. The residential building is expected to be a 15-story structure containing approximately 88 units. The first two floors of the residential building will be community facility spaces dedicated to the Church. Underground parking for 128 cars is proposed. The typical residential floor plan presented consisted primarily of one-bedroom units; the Committee was advised that the design is being changed to include more two- and three-bedroom units. The proposed project consists of 133,000 square feet - 100,000 square feet of residential space and 33,000 square feet of church and community facility space. It is anticipated that construction will take 18 months and that construction costs will be approximately \$200 per square foot. Mr. Canteros indicated that a variance for the project might be required from the Board of Standards and Appeals to increase the density of the site from a FAR of 3.44 to 5.85. The Committee questioned the need for the FAR/density increase. The Committee questioned the appropriateness of seeking a variance via BSA instead of via the Department of City Planning. Mr. Canteros advised that current zoning would limit the total square footage to 132,000 square feet and the square footage of the residential component to 70,000 square feet. Mr. Benjamin noted that since the difference between the as-of-right and preferred square footage is negligible, 1,000 square feet, and the variance seeks to shift some of the allowable square footage from one use group to the other, that is community facility to residential, the request for a variance really does seem more appropriately directed to City Planning. George Jones of the New Jersey-based architectural firm Johnson and Jones is the architect for the new church structure. Mr. Jones continued the presentation stating that design for the church takes advantage of the slope of the site to achieve two street-level entrances. The down-slope portion of the site provides access to the first floor of the church, which contains offices and classrooms, and the lobby for the residential building. The up-slope portion of the site provides access to an entry plaza and the second floor of the church, which contains the sanctuary and a fellowship hall that can accommodate 300 people. Steve D'Ciccio, legal counsel for the developer/builder, Northern Manhattan Construction Corporation ("NMCC") noted that development costs and affordability levels have not yet been finalized. Mr. D'Ciccio stated that the project is expected to be "affordable for Manhattan." It was noted that this development project is structured so that the church will get its space free and clear of any mortgage other debt expense. The impact of this financing structure is to increase the cost of the residential portion of the project to approximately \$400 to \$500 per square foot. The Committee expressed concern about affordability being defined as "affordable for Manhattan." Mr. Benjamin suggested that the developer/builder investigate the use of existing State and City subsidy programs. Bill Seevers of the Long Island-based Environmental Technology Group advised that the project would be subject to a standard City Environmental Quality Review process. Yoni Bak of NMCC stated that a Phase 1 environmental

review, test borings and test pits have already been completed at the site; not problems have been identified. Mr. Bak agreed to provide copies of these reports to the community board. The Committee also raised questions about the ownership of the parking spaces and the adequacy of the Con Edison distribution network to accommodate this and other new developments. The Committee recommended that Rocky Mount and NMCC meet with the Housing and Human Services committee and indicated that it looks forward to reviewing the formal BSA or ULURP application for this project.

4. Mr. Benjamin referred Committee members to the Sherman Creek recommendations outlined in the minutes of the February 7, 2007 Land Use Committee meeting (**a copy of these minutes are attached for reference**). He noted that in February the Committee deferred bringing a resolution to the full Board at the request of Councilman Martinez in order to give his office an opportunity to review and discuss the matter further. Since the February LU meeting representatives of City Planning and Mr. Benjamin briefed Councilman Martinez and CB12-M chair Manny Velasquez on the Sherman Creek zoning study. Mr. Benjamin noted that earlier this year representatives of City Planning advised LU that DCP Chair Amanda Burden was interested in receiving CB12-M's comments on the Sherman Creek rezoning proposal, and that, at a recent General Meeting the representative of Borough President Scott Stringer also noted that the MBPO was also awaiting comments from CB12-M. The Committee reviewed the 2/07 recommendations and discussed certain revisions. Former CB12-M member, Obed Fulcar, on behalf of the Friends of Sherman Creek ("FSC") asked about the reopening of Academy Street. Mr. Benjamin noted that he understands that Academy Street is to be reopened but is not clear when, or if it will be for cars or pedestrians. Mr. Fulcar noted that FSC is interested in a pedestrian use for the reopened Academy Street and was encouraged to have FSC attend LU meetings to share its views. After further discussion a motion was made (Anita Barberis) and seconded (Jim Berlin) to forward the following, revised recommendations to the City Planning and for City Planning to revise its rezoning study include / address these recommendations.

1. Ensure that any rezoning enacted is sensitive to the existing physical context of the area, i.e. building height and bulk.
2. Create more of an incentive for developers to take advantage of the inclusionary housing zoning bonus.
3. Require affordable units creating utilizing the inclusionary housing zoning bonus to be developed on-site, similar to the type of mixed-income building that would be developed under the NYS Division of Housing and Community Renewal ("DHCR") 80-20 program.
4. The number of units created pursuant to the inclusionary housing bonus should be more than the proposed 20%; agencies of city government should identify means of achieving this higher target such as utilizing multiple state and city subsidy programs.
5. Expand the area where C4-4D zoning, which allows second floor commercial use, is proposed to include 10th Avenue from Academy

- Street to West 207th Street, i.e.: the section of 10th area east of Dyckman Houses, to permit more opportunities for the potential creation of office space for small businesses.
6. Combine landmark designation with incentives to developers to improve and restore the historic IRT stations at Dyckman Street, 207th Street and 215th Street.
 7. Expand the proposed study area for to create a Special Inwood Zoning District with urban design guidelines that could suggest architectural character and detailing in keeping with existing buildings that otherwise would not be governed by contextual or other zoning provisions alone.
 8. Special zoning districts should be used as needed in areas other than the waterfront where zoning text and map changes alone do not allow for sufficient flexibility to transfer bulk, provide for design guidelines, etc.
 9. The rezoning study and agencies of city government should be more aggressive about ensuring that the waterfront park / esplanade is built and not tie its construction solely to the progress of new private development projects at the waterfront.
 10. Craft the rezoning to encourage uses that activate and enliven the waterfront blocks.
 11. Ensure that the Environmental Impact Statement ("EIS") for the proposed rezoning fully and accurately considers the impact of: i) new development that can result from the rezoning utilities such as power, water, sewer, etc.; ii) the current demand and projected growth in demand on these utilities by existing buildings; iii) the adequacy of these utilities to meet all of these needs.

The Resolution was approved with the following vote:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
Committee Members:	7	0	0
Board Members:	0	0	0
Members of the Public:	4	0	0

5. The meeting was adjourned at 9:00 PM

Respectfully submitted by: Wayne A. Benjamin

LAND USE COMMITTEE – COMMUNITY BOARD 12-MANHATTAN

November 7, 2007

RESOLUTION – Recommendations to the NYC Department of City Planning concerning its Sherman Creek Rezoning Study

- Whereas: the NYC Department of City Planning (“DCP”) has undertaken a zoning study (the “Study”) for the Sherman Creek-area of Inwood encompassing a geographic area bounded by Broadway, Dyckman Street, West 207th Street and the Harlem River (the “Study Area”); and
- Whereas: the Study Area consists of two sub-areas, the Upland Area (between Broadway and 10th Avenue) and the Waterfront Area (between 10th Avenue and the Harlem River); and
- Whereas: the Upland Area is a residential neighborhood within an R7-2 zoning district that includes C-1 and C-2 commercial overlays on Broadway and 207th Street and a C4-4 district on Dyckman Street; and
- Whereas: the Waterfront Area is zoned for manufacturing uses (M1-1 and M3-1) and includes wholesale distributors, Con Edison facilities, parking lots and a pocket of residential development consistent with the R7-2 residential development west of 10th Avenue; and
- Whereas: the goals of the Study for the Upland Area include strengthening the existing commercial corridors, increasing densities to allow more housing and commercial development, encourage mixed use buildings, and limiting building height; and
- Whereas: the goals of the Study for the Waterfront Area include encouraging mixed-use buildings, increase heights without creating a wall along the waterfront, increasing public access to the waterfront and encouraging active commercial ground floor uses along the riverfront; and
- Whereas: the proposed rezoning would increase density along Broadway, Dyckman Street and West 207th Street, introduce contextual zoning controls and inclusionary housing zoning, provide a public open space at the waterfront and allow for a maximum building height of approximately 21-stories at the waterfront; and
- Whereas: DCP has presented its rezoning proposal in various public workshops and other forums and has requested comment from Community Board 12-Manhattan (“CB12-M”) on the Study; and
- Whereas: CB12-M’s Land Use Committee (“Land Use”) and the City College Architecture Center (“CCAC”) reviewed the Study in the context of Districtwide Neighborhood Planning and Land Use Study of Washington Heights and Inwood, discussed the Study with representatives of DCP and the NYC Economic Development Corporation (“EDC”) and are concerned with certain aspects of the proposed rezoning; and

Whereas: in February 2007 Land Use summarized initial recommendations on the Study, which are outlined in the minutes of that committee meeting, and in November 2007 refined these recommendations ; now therefore be it;

Resolved: that Community Board 12-Manhattan recommends that the NYC Department of City Planning revise its zoning study for the Sherman Creek-area so that the proposed rezoning includes and addresses the following:

1. Ensure that any rezoning enacted is sensitive to the existing physical context of the area, i.e. building height and bulk.
2. Create more of an incentive for developers to take advantage of the inclusionary housing zoning bonus.
3. Require affordable units creating utilizing the inclusionary housing zoning bonus be developed "on-site", similar to the type of mixed-income building that would be developed under the NYS Division of Housing and Community Renewal ("DHCR") 80-20 program.
4. The number of units created pursuant to the inclusionary housing bonus should be more than the proposed 20%; agencies of city government should identify means of achieving this higher target such as utilizing multiple state and city subsidy programs.
5. Expand the area where C4-4D zoning, which allows second floor commercial use, is proposed to include 10th Avenue from Academy Street to West 207th Street, i.e.: the section of 10th Avenue east of Dyckman Houses, to permit more opportunities for the potential creation of office space for small businesses.
6. Combine landmark designation with incentives to developers to improve and restore the historic IRT stations at Dyckman Street, 207th Street and 215th Street.
7. Expand the proposed study area to create a Special Inwood Zoning District with urban design guidelines that could suggest architectural character and detailing in keeping with existing buildings that otherwise would not be governed by contextual or other zoning provisions alone.
8. Special zoning districts should be used as needed in areas other than the waterfront where zoning text and map changes alone do not allow for sufficient flexibility to transfer bulk, provide for design guidelines, etc.
9. The rezoning study and agencies of city government should be more aggressive about ensuring that the waterfront park / esplanade is built and not tie its construction solely to the progress of new private development projects at the waterfront.
10. Craft the rezoning to encourage uses that activate and enliven the waterfront blocks.
11. Ensure that the Environmental Impact Statement ("EIS") for the proposed rezoning fully and accurately considers the impact of: i) new development that can result from the rezoning on utilities such as power, water, sewer, etc.; ii) the current demand on and projected growth in demand on these utilities by existing buildings; iii) the adequacy of these utilities to meet all of these needs.

The Resolution was approved with the following vote:

	<u>For</u>	<u>Against</u>	<u>Abstaining</u>
Committee Members:	7	0	0
Board Members:	0	0	0
Members of the Public:	4	0	0

Community Board 12, Manhattan
Comments on Con Edison's Revised EM&CP
November 19, 2007

1. We are very concerned about the subsurface conditions and soil contaminants in the 2.3-acre Academy substation site. Con Edison should disclose the exact readings in the 12 test pits, indicating which samples exceeded the recommended soil cleanup objectives (RSCOs) for one or more individual carcinogenic polycyclic aromatic hydrocarbons. (See page 4-9, last paragraph and first paragraph of p. 4-10.) According to the EM&CP, "The metals found to most frequently exceed their RSCOs were mercury, arsenic and, to a lesser extent, barium, lead and selenium."
2. The same procedure for the removal of hazardous waste should be followed at the substation site as at another suspected contamination site at Ninth Avenue between West 219th Street and West 220th Streets, where the construction contractor will "be required to observe the excavation activities to identify petroleum contamination and to direct loading to designated trucks that will transport petroleum-contaminated soil to an approved disposal facility."
3. Best management practices should require the hiring of an independent, third-party environmental monitor, as previously requested by Northern Manhattan's elected officials and Community Board 12, to deal with the issue of hazardous waste removal as well as other environmental concerns.
4. The Maintenance Requirements section (4.5 on page 4-13) fails to include a rodent control strategy, a very serious omission. Con Edison must hire a reliable exterminator with a proven track record working on major construction projects (e.g., Con Edison hired an exterminator firm for a project on 13th Street between Avenues A & B, and the City has hired one for the current Mosholu-Croton Water Treatment Project). Stephen Beccalori, of Con Edison, agreed that a comprehensive rodent abatement plan will be written into the contract at a June 12, 2007 meeting with Northern Manhattan's elected officials & Community Board 12 representatives.
5. Who will determine when trench dewatering and protection of catch basins will be done on an as-needed basis? Why not do this on a scheduled basis? Catch basins affected by major construction should be cleaned on a regular basis.
6. The roadway areas where the contractor is precluded from leaving the trenches open during off-hours should be indicated in Section 5.4 – Length of Open Trench. Presumably, this would apply in residential and business areas with pedestrian traffic.
7. There is only one sewer for both the new Academy substation and existing Sherman Creek substation, a four-foot wide combined sewer for all discharges located on 201st

Street. We are concerned that this one sewer may not be sufficient to handle all emissions, storm water runoff and drainage control.

8. Community Board 12 and the local elected officials should be informed 48 hours in advance before any blasting is scheduled at the tunnel boring site at Ninth Avenue and West 220th Street. Please amend part (c) of section 5.6.3 of page 5-4 to indicate that Community Board 12 and Northern Manhattan's elected officials offices will be notified at least 48 hours before blasting is initiated in Inwood.
9. We are concerned about the lack of specifics in Section 7.3 on cable delivery, installations and splicing on page 7-4. Municipal requirements will be greatest during the construction on Broadway from West 219th to 204th Streets. Traffic control officers and all necessary traffic control and pedestrian safety measures must be enforced during the entire 1.5 miles of construction in Inwood, especially along Broadway. If Con Edison can provide a police officer to direct traffic in Yonkers, it certainly should do so on this heavily trafficked thoroughfare in Manhattan.
10. Section 9 - General Cleanup & Restoration Activities includes "repaving the roadways and restoring the sidewalks to match pre-existing conditions." Curb-to-curb roadway restoration is essential in construction of the M-29 transmission line, which will leave 1.5 miles of Inwood's roads in rutted and ragged condition. Pavement restoration (Section 9.5 on page 9.3) should include curb-to-curb roadway restoration of the route in Inwood.
11. Section 9.1 - Tree and Shrub Restoration should include the New York City Department of Parks & Recreation as the agency Con Edison will consult about replacement trees as well as tree and shrub planting methods.
12. Despite the PSC's directive, the EM&CP passes the buck to the contractor to create a noise mitigation plan (Section 10.3 - Noise Mitigation & Control). Northern Manhattan has many sensitive receptors that will require carefully designed noise mitigation plans. Community Board 12 and Northern Manhattan's elected officials must be added to the list of entities who will receive a copy of the noise mitigation plans at least two weeks before the start of construction of the overall project as well as the tunnel construction. The contractor must also use improved or hospital-grade mufflers on the plates that will cover streets during construction, especially at night, to reduce the amount of noise produced when cars, trucks and buses drive over the plates in Inwood.
13. Section 10.2 should be corrected to refer to Public Schools 18 and 278.
14. Table 11-1: Affected Roadways and Affected Agencies should include 207th Street and 211th Street/Isham Street, as previously agreed by Stephen Beccalori, of Con Edison, at the June 12, 2007 meeting with Northern Manhattan's elected officials and Community Board 12. NYCDOT is the affected agency for both streets.
15. Con Ed still has not completed a traffic study for the M-29 transmission line project – another major omission from the EM&CP.

16. Section 11.2.4 (a) on p. 11-6 is an opportunity for all utilities to see the conditions of its equipment and repair or replace infrastructure if needed. This will avoid ripping up the streets again, especially Broadway. Section 11.3.2 Underground Utility Crossings also offers a similar opportunity.
17. Con Edison is allowing itself up to six months to make permanent repairs of the roadways, which is far too long unless it agrees to do curb-to-curb roadway restoration. (Section 11.2.5).
18. Section 11.2.6 (d) Public Transit Coordination Plan on p. 11-7 must also include Community Board 12, which can post pertinent transit advisories on its web site, <http://www.cb12manhattan.com>.
19. The Public Transit Coordination Plan must include notifications to Access-a-Ride and school bus operators.
20. Section 11.2.7 (b) Municipal Services Plan should include notification to the Community Boards and the elected officials in The Bronx, Westchester, Yonkers and Northern Manhattan. Timely notice should be given each district before the start of each respective phase of construction – not simply two days before the start of entire project. This section also makes a meeting with the contractor essential since each district has its own needs.
21. Reports of complaints and their resolution must be available for inspection by the active parties.
22. Section 12.2 Off-Site Reporting Requirements the word “major” should be deleted from the third line in the first paragraph. Northern Manhattan’s elected officials and Community Board 12 should be informed of all spills.
23. Section 12.3 - Feeder Leak Protections should include the removal of Paper Insulated Lead Cables (PILC) along the Northern Manhattan portion of the M-29 transmission line construction.
24. Section 14.1.1 the Community Outreach Plan must include Community Board 8 in the Bronx and Community Board 12 in Manhattan. It also must include “hospitals” (i.e. New York-Presbyterian Hospital’s Allen Pavilion) and “funeral homes” (i.e. Riverdale Funeral Home on 214th Street & Broadway) in the last sentence.
25. Section 14.1.2, line 6 of the Construction Project Coordination Plan must include the “New York City School Construction Authority” since a new 600-seat public school is planned to be constructed at 200 Sherman Avenue (northwest corner of 204th Street).
26. Section 14.2, last line of the Responsibilities of the Engineer Inspector or Chief Constructor Inspector must be edited to read, “and affected state and local elected officials and community boards to review the status and schedule of the project.

27. Section 14.3, line 2 of the Procedure for Issuing a Stop Work Order should extend the right to stop work to the contractor and all employees of the contracted companies for both the M-29 transmission line and Academy substation construction. This is yet another reason why a meeting with the contractor(s) is important.
28. Section 14.4 - Deployment of More Than One Environmental Inspector underscores the importance of having a third-party environmental monitor.
29. Section 14.7 - Monthly Environmental and Construction Reports should also be provided to the elected officials and Community Board 12, as Con Edison agreed to do at our June 12, 2007 meeting.

ECONOMIC DEVELOPMENT COMMITTEE (EDC) MINUTES

November 8, 2007

Committee Members Present

Zead Ramadan, Chair

Julio Peguero

Tony Lopez

Nelson Rojas

Ruddy Santana

Rita L. McKee

Janifer Wilson

Board Members Present

Emilia Cardona

Committee Members Excused

Rafael Osoria

Guests: Captain Joseph Dowling; NYPD, 33rd Pct., P.O. Tony Trinidad; NYPD 34th Pct., Pedro Polafax (Taqueria Santa Clara), Ramon Sanchez (ER Caribe), Omara Reyes (Aquamarina Rest.),

Meeting called to order at 6:20 pm.

The chair welcomed everyone present and briefly explained our board's involvement in the SLA process to the public. He introduced Captain Dowling of the 33rd Pct and asked him to comment on agenda items of concern, because he had to leave for a previously scheduled engagement. Captain Dowling stated that he would strongly advise the committee to reject the application of "La Caleta Sports Bar" for a new on premise beer and wine license due to numerous disturbances, including, amongst others, ones on March 9 and April 14, 2007, regarding: drug enforcement, stabbings, bar brawls, and gun shots heard. NYPD legal dept. closed La Caleta through a 'nuisance abatement' petition to the courts. The chair asked if there were any representatives of La Caleta present – there were none. Captain Dowling stated that he did not have any other issues with locations on our agenda that were in his precinct. Since the committee meeting, SLA has rejected La Caleta's application.

The committee spoke with representatives of: Aquamarina Restaurant and Taqueria Santa Clara re: their renewal requests. There were no issues of concern from precinct reps, the public or the committee. We heard from new applicants re: Rageely Restaurant (Sanchez & Abreu Enterprises Inc.), on 84 Nagle Ave., and Galleria Restaurant (ER Caribe Inc) located at 575 W. 207th St., both serving full menu Latin cuisine. The committee questioned the representatives and found no issues of concern. Both locations were previously restaurants whose owners had taken their licenses with them.

The committee discussed the possibility of recommending the creation of 2 Eco Dev committees: one to consider all licenses and permits to businesses, and another to consider Eco Dev initiatives to promote job creation and consider other ways of strengthening businesses and helping inform re: resources for businesses.

The meeting ended at 8:45pm.

Voting:

	<u>Y</u>	<u>N</u>	<u>A</u>
La Caleta Sports Bar**	0	6	0
Aquamarina Restaurant**	6	0	0
Taqueria Santa Clara Food Corp.	5	0	0
Sanchez & Abreu Enterprises Inc.	5	0	0
ER Caribe Inc.*	6	0	0

Note: * Late arrival committee member

** Board member voted on these businesses

Respectfully submitted by Zead Ramadan, Chair

COMMITTEE FOR THE CONCERNS OF THE AGING - MINUTES

November 13, 2007

COMMITTEE MEMBERS PRESENT

Fern Hertzberg, Asst. Chair
Gloria Vanterpool, 2nd Asst. Chair
Beatrice Hall
Helen Morik
Ramona Gomez
Nelson Rojas

COMMITTEE MEMBERS ABSENT

Sybil R. Dodson-Lucas, Chair (excused)

BOARD MEMBERS PRESENT

Staff Present: Deborah Blow, Community Coordinator

Guests: PO Maldonado, PO Vasque-Community Affairs, 1 Police Plaza, PO Margarita DeJesus, 33rd Pct., Sui Kuhn-JCC, Norma DeCandido- Residents; Ethel Linder Stoll- Resident; Verna Arthur-DFTA, Jim McNiff-Resident, Betty Lehman-Isabella Geriatric Ctr., Ernestine L. Walker Greshan, Mary Jones-Springer-Resident, Sharon Asherman and Jennie Smith-YM&YWH

Meeting convened at 10:15am, opening remarks by Fern Hertzberg, Asst. Chair

Ms. Hertzberg announced the Title V SCEP program and explained the older workers training program and its implications. She also announced the Dept for the Aging Resource Directory which will remain available in the Committee folder.

Jennie Smith from YM/YWHA of the Washington Heights & Inwood presented her program for friendly visiting program for meals on wheels participants, funded through Citymeals on Wheels. She has 15 active volunteers paired up with homebound seniors and runs a volunteer recognition program. Helen Morik identified a similar program at Seniors Helping Seniors. The program is not tied into the Time Bank at present. Gloria Vanterpool suggested contacts in churches. Volunteers tend to be younger individuals who work with older clients who are MOW recipients. Discussion ensued of best practices for support of ongoing volunteer efforts.

The group was encouraged to attend the City Council hearing on Case Management which will take place on Friday, November 16, 2007. It was announced that other Community Based organizations are encouraged to come to CB12's Aging group and share their concerns and issues in order to foster a stronger community-based alliance.

Discussion ensued on Access-A- Ride issues, which are still a problem.

Last meeting was held at Allen Pavilion. Gloria reported it was an excellent presentation by Dr. Granieri's staff at Allen Pavilion. Dr. Kessler spoke and Francisco Diaz presented and provided a full tour of facility. Norma DeCandido said in-patient care is very good and gerontology program is also good. Improvements to the ER are visible. The hill going into Allen Pavilion is outrageous, but sited on marble quarry, so not much can be done about it. Helen will follow up on the shuttle transportation that is in place to take people up the hill.

Meeting was adjourned at 11:45am.

Minutes respectfully submitted by Fern Hertzberg, typed by D. Blow.

HOUSING & HUMAN SERVICES AND ECONOMIC DEVELOPMENT COMMITTEE MINUTES

November 1, 2007

<u>Committee Members Present</u>	<u>Committee Members Excused</u>	<u>Board Members Present</u>
Cheryl Pahaham, Chair	Rolando Cespedes	Zead Ramadan
Glenda Swanson Massa, Asst. Chair	Eduardo Hoepelman	Nelson Rojas
Kotie Cannon		
Edith Prentiss		
Rolando Rodriguez		

Staff Present: Manny Velazquez, Chair

Guests: Anthony Parson, Resident; John Spratley, Fort Washington Men's Shelter; Yurinha Schmidt, Community Relations Specialist and Stephanie Jean-Loan, Consultant, both from Accion; Joseph Middleton, Upper Manhattan Empowerment Zone (UMEZ) Ana Fremont, Education Director from Neighborhood Trust Federal Credit Union (NTFCU); Karen James, Resident; Aileen Schlet, Resident; Rebeca Gamez, Community Education Coordinator from Neighborhood Economic Development Advocacy Project (NEDAP)

Chairperson Cheryl Pahaham opened meeting at 7:15 PM, discussed the meeting agenda and introduced the first guest, Rebeca Gamez from NEDAP.

Neighborhood Economic Development Advocacy Project

Rebeca Gamez, Community Education Ccoordinator at NEDAP, stated that the organization's mission is to promote economic justice and to eliminate economic practices that perpetuate inequality and poverty. NEDAP provides referrals to legal services, loan remediation, workout plans and credit counseling; offers workshops for first-time homebuyers and provides other educational trainings upon request. NEDAP promote community development credit unions as a means to avoid the high hidden fees that major banks charge. NEDAP also advocates government policies that would protect communities from predatory financial practices.

Ms. Gamez discussed the predatory financial practices that are prevalent in low-income and minority neighborhoods, including refund anticipation loans; payday loans, which are illegal in New York State, but are available on the Internet; and fringe financial products such as rent-to-own stores and check cashing services. Ms. Gamez noted that abusive or fringe financial practices are common in low-income neighborhoods because the historic "redlining" of minority communities by banks created a vacuum that was filled by inferior financial service providers. She explained that major banks also profit from predatory practices by either owning subsidiaries which provide high interest loans or by underwriting the tax refund anticipation loans offered by entities such as Jackson Hewitt and H&R Block. She noted that NEDAP's most common request for assistance comes from residents receiving federal disability income, which is protected from garnishing by creditors, who owe debts and have had their bank accounts wrongly frozen by creditors. Ms. Gamez also briefly discussed subprime loans. According to her, there have been roughly 14,000 home foreclosures to date in New York City. Ms. Gamez also stated that NEDAP is overwhelmed by requests for assistance from persons with subprime mortgages and that there are no federal or state laws that provide financial assistance to individuals facing foreclosure. Ms. Gamez concluded that the concentration of subprime lending and other predatory practices or fringe financial services in certain neighborhoods is directly related to economic and community development in that these practices could lead to disinvestment in those neighborhoods, leaving communities in shambles.

Neighborhood Trust Federal Credit Union

Ana Fremont, Education Director, presented on the services offered by NTFCU, located at 178th and Fort Washington Avenue (Another NTFCU branch formerly located at 149th Street and St. Nicholas Avenue was closed because it did not generate enough activity to sustain itself.) The credit union was established in 1994 and has 5,000 members. As a community development credit union, it is limited to serving residents of low to moderate income neighborhoods, in particular Harlem, Washington Heights and Inwood between 120th and 220th Streets, east of St. Nicholas Avenue and to the Hudson River. She noted that there is a ten dollar membership to join the credit union, which can be waived if new members participate in the credit union's financial education workshop. Ms. Fremont explained that the advantage of a community development credit union over a bank was that the credit union had no hidden fees. Although the worst fees NTFCU members unable to maintain the \$1,500 minimum monthly checking account balance would face would be a \$5 monthly fee, major banks that claimed to provide free checking had high hidden fees, such as charges for insufficient funds that could exceed the amount of the overdraft. She explained that NTFCU had more flexible policies than major banks, such as finding way to provide loans to individuals deemed risky by banks other than merely relying on credit scores. NTFCU also provides small business owners with workshops, counseling and assistance in developing a business plan, and will advocate on behalf of individuals who cannot repay debts to get credit card companies to reduce their rates. Ms. Fremont also noted a rise in requests for assistance from small business owners in the community who mix their personal and business debts and who cannot repay their debts.

Accion

Yurinha Schmidt, Community Relations Specialist from Accion, shared information regarding its low interest loan programs. Accion is the largest nonprofit microlender in the United States providing loans, financial education and business technical assistance. Accion now has \$5.5 million to invest with interest rates ranging as low as 6.99 percent to business owners seeking to expand and start businesses in upper Manhattan, which must be disbursed by 2009. Between 2002 and 2006, lending by Accion in Community Board 12 has grown from a total about \$500,000 to \$1.2 million. During the same period, the number of loans disbursed has grown from about 50 to 120 loans. Ms. Schmidt discussed the various types of loans available to the community, such as vehicle purchase loans, credit start and personal development loans.

Upper Manhattan Empowerment Zone

Joseph Middleton spoke about the products offered by UMEZ, but noted that because UMEZ loans are larger than those offered by Accion (\$250,000 versus \$50,000), the organization won't finance new start-up businesses, and prefers to lend to established businesses or those owners who have already invested (minimum 25 percent equity) in their venture.

Meeting adjourned at 8:45PM

Minutes respectfully submitted by Cheryl Pahaham and Glenda Swanson Massa, 11/16/07

PARKS & CULTURAL AFFAIRS COMMITTEE MINUTES –November 8th, 2007

Committee Members Present

Elizabeth Lorris Ritter, Chair
Jennifer Araujo
Francisco Guzman

Committee Members Absent

Emilia G. Cardona
Ines Saldana Olesen (excused)

Board Members Present

C.B.12M Staff Present
Jeffrey A. Laufer

GUESTS: Tracy Eberhart and Kate Fillin-Yeh, Harlem River Boat Club; Sandra Garcia-Betancourt and Mike Fitelson, Northern Manhattan Arts Alliance (NoMAA); Virginia Annibale, Inwood Canoe Club; Ted Minos and Frank Ziliny, Moosehall Theater; Daniel Mercado, NYC Department of Parks & Recreation

While waiting for the arrival of the rest of the Committee, Chair went over the mail. The meeting was called to order at 7:38pm by Chair, Elizabeth Lorris Ritter.

- I. **Hintersteiner Gallery:** CB12's offices house the Hintersteiner Gallery, which used to exhibit community art but since the death of the Hintersteiners and the loss of the former curator, there has been little activity in the gallery. CB12 has housed a youth art show and other exhibitions related to the Uptown ArtStroll, and a local artist did curate two very successful shows in the last year, but this was on an *ad hoc* basis. With the increased interest in arts in the community, increased availability of local artists, and the advent of an umbrella arts organization in Washington Heights/Inwood, the time seems right to revisit the issue of finding a curator for the space, and NoMAA seem like a logical choice. NoMAA's Executive Director Sandra Garcia Betancourt and Advisory Board member Mike Fitelson engaged in a lively, thoughtful discussion with the Committee and members of the public, including the gallery's history, and future dreams and aspirations for the space. It was noted that there would be no insurance for art, so all displays would be at the artist's risk. Also, art cannot be sold at the venue, though artists' contact information could be made available to anyone who wished to make enquiries regarding purchases. Exhibit hours would have to around CB12 schedule. The artists would also be at liberty to paint walls (assuming neutral colors otherwise suitable for a place of business). It was noted that at first it would be unlikely to be able to host/curate more than one exhibit every 2-3 months, and that there should be at least a couple of weeks between exhibits to allow for minimal disruption in dismantling and setting-up of exhibits, and transitioning between shows. CB12 staffer Jeffrey Laufer raised several other concerns regarding gallery logistics as they relate to the daily business of the Community Board. The Board's relationship with its landlord, Columbia University, also was raised with respect to their input on the gallery's operation. The Chair also mentioned possibility of creating a partition to secure the office thus perhaps allowing for use of space during times other than CB12's usual hours of operation. Some concerns also were brought up about who would approve the work, or if there even would need to be a formal approval process. The Chair will solicit feedback from the Executive Committee on this matter at its next meeting. Questions were brought up about precedents set at other Boards and other public spaces, such as the Borough President's office. The brainstorming session ended well but there are still many questions left to ask in this on-going dialogue.
- II. **Moose Hall Theatre Company & the Inwood Shakespeare Festival:** The organization's Artistic Director, Ted Minos, is looking to get a dedicated venue at Inwood Hill Park. They cited community support (a petition with about 600 signatures) and many potential benefits to the community. They would like to partner with Parks Department to be guaranteed space for shows during the months of June, July and August, so that program and repertoire planning can be done further in advance than the usual permitting process generally allows. Mr. Minos stated that this is currently the only program that does theater in the park, and that dedicated space would enable even higher quality programming. He would like to get input of community as to what they would like to see. The Chair suggested that Mr. Minos attend the next General Board meeting as the featured CBO presenter.
- III. Public announcement about **Harlem River Boat Club** were made. They would like to relocate to a place that is easier to access by public transportation and help develop and introduce rowing to the community.
- IV. **Announcement of upcoming events** from mailings: Commemoration of Battle of Fort Washington is Sunday, November 11, 2007 at Fort Tryon Park. The Parks Department issued an RFP for vending carts, including three locations within CB12; deadline is November 21st.

The meeting adjourned at 9:38pm.

TRAFFIC & TRANSPORTATION MINUTES

November 5, 2007

COMMITTEE MEMBERS PRESENT

Mark Levine
Anita Barberis
James Berlin
Dr. James Freeman
Edith Prentiss

COMMITTEE MEMBERS ABSENT

Jonathan Tasini

BOARD MEMBERS PRESENT

Nelson Rojas

CB12 Staff:

Guests: Sat Maguire-NYPD, Josh Orzeck-DOT, Madelyn Bisoño-HBCC, George Cruz-HBCC, Ed Vargas-Resident, Laura Chery-Resident, Carol Blagmarv-Resident, Marshall Frederickson-Resident, Jeff Roadiel-Resident, Cheyenne Gross-Resident, Wendy Feinstein-Resident, Jennifer Bristol-Resident, Maureen Leshley-Resident, Jim Carroll-Resident, Michael Kniat-Resident, Karen Jolicoeur-Resident, Courtney Turay-Resident, Ruth Bechrofer-Resident, Louis Heckheimer-Resident

Mark Levine welcomed Lt. Macguire of the NYPD 34th Pct and Josh Orzack of NYC DOT.

West 184 & Pinehurst

Anne Blowers, is requesting a speed bump, flashing red light or crosswalk be installed at the corner of 184th & Pinehurst, the north west corner of Bennett Park. She reported that on 1-/31/07, a second stop sign was installed (one on each side of Pinehurst, and a large STOP was painted on the street. They collected 190 signatures on a petition that was presented to CM Jackson. They report having seen several accidents in the past few months. Their concern is that a child could run out of Bennett Park and be injured. They also claim that drivers use Pinehurst to avoid the lights on Ft Wash.

Josh Roback explained DOT did a traffic study on Pinehurst & Cabrini in 08/06 at the request of CM Jackson. The findings did not warrant any additional traffic signage. On Pinehurst the average speed was 18 MPH with 85% of the traffic 22 MPH. The threshold for signage is 85% over 30 MPH in a school zone and 35 MPH in a non school zone. Traffic studies can be repeated after 18 months, Josh will request a new one.

The problem remains that drivers ruin the stop signs. Lt. Macguire will have one of his traffic enforcement officers placed there to write tickets from drivers who fail to obey the stop signs.

Broadway & Dongan Place

Josh Orzack explained that when ever there is a fatal traffic accident, DOT's SAFE TEAM investigated the location. As a result, they have relocated the curve signs to place them further from the curve to offer additional warning to motorists. In addition, signs posting 25 MPH a speed limit were posted. They are also studying the configuration of the curve (or curbs?). They are considering ways to mitigate speed other than reducing the speed limit.

Lt ?, reported that there were 2 vehicles involved in the fatal accident, the drunk driver who crossed the double yellow line the off duty police officer on his motorcycle (the fatality) and a woman driver behind him. The Highway Division will be assigning officers to assist the 34th's Traffic Division. The most frequent accidents are on Monday between 8 AM – 4 PM, he believes it is an issue of speed and driver inattention. There are several possibilities that could be considered that the NYPD believe would create more problems. These include building a median or removing parking. Building a median would remove a traffic lane which would create greater traffic congestion and removing parking would create more difficulties.

Karen Jolicoeur, Ft Tryon East Neighborhood Assoc, They acknowledge an increased police presence and signs were installed, unfortunately in one direction is a 30 mph sign and the other 25. they are concerned because there believed speed had been reduced and are dismayed that the reduced speed is merely advisory and therefore not enforceable. They are requesting that the speed actually be reduced and have the signs corrected and properly hung (claims were made that at least one sign is too high. Since most accidents seem to occur at night, they are requesting some police presence at night. They would like to be added to the list for a red light camera when funding becomes available, again. A question was raised as to whether Dongan could be reversed from one way east from Broadway, since the next block Arden goes one way east, as well. DOT will look into this.

Lights at the northern end of Highbridge Park

George Cruz, there remains a problem with lighting in Highbridge Park and the surrounding area. Although DOT supposedly found the lighting adequate, community residents believe it is inadequate and report there are few if any lights in the park. The lights are on the sidewalk and even those lights are inadequate. People use the dog run until 8 PM and they feel it is unsafe. DOT is responsible for both sidewalk and park lamps. Josh explained that light needing repairs should be reported to 311 with the best possible description of the location. People reported that 311 can't even understand Ft Tryon is a YC Park in Manhattan, not in the Bronx. He offered to have a DOT staff member go out to meet the dog people to help identify broken lights. He explained, unfortunately people steal the wiring to sell for copper. The question was raised as to who determines where new lights should be installed in the Park. It seems as if that determination is made by Parks so the issue will be referred to the Parks Committee. Jim Berlin explained that when parking was lost on Amsterdam, back when YU built the street plaza, additional lighting was installed up by Geo Washington to make the area more attractive to community residents who had to park there. That is the standard DOT should be using to assess the lighting not the standard lighting standards.

Traffic at 178 & SNA

Ed Vargas reported on the terrible traffic congestion – gridlock on 178, 179 and 161 Streets. The question was asked why we don't have police officers or traffic agents assigned to resolve the traffic jam. Traffic agents work very well downtown, why aren't they assigned uptown? Josh reported that DOT was asked to identify locations where traffic agents should be assigned. He listed 178 & 179 Streets. It was suggested we meet with the CO of the 33rd Precinct since both Precincts cover 178, 179 & 181.

181 St, Lafayette Plaza & the ramp

Carol Blagman discussed the need to correct the signs. It seems as if the ramp will not be reopened despite the Castle Village Wall having been completed in 4/07, because it would have to be re-closed for 18 months, once they start to repair the other retaining walls. A question was raised about the pedestrian overpass to Ft Washington Park which lacks a curb cut and which will be fairly dangerous for wheelchair users once the ramp is reopened.

Bennett & 190 St

Louis Heckheimer, last week a tree fell, damaging 5 cars. It was explained trees on any property are a Park issue, matter referred to Parks Committee.

184th Street & Overlook Terrace entry to A train

Edith Prentiss, reported they have started construction on the building directly south of subway entry. As a result, they have closed the southern set of doors to the subway. At present, there are no permits posted and the sidewalk is blocked without any signage or ramping to allow pedestrians to get on and off the sidewalk.

Respectfully submitted by Edith Prentiss, approved & edited Mark Levine, Chair

YOUTH & EDUCATION MINUTES
November 5, 2007

COMMITTEE MEMBERS PRESENT

Albania Jimenez, Chair
Jackie Rowe Adams
Carol Mulligan
George Espinal

COMMITTEE MEMBERS ABSENT

Cleofis Sarete (Excused)
Rolando Cespedes
Maria Luna
Francisco Guzman
Jose Lopez

BOARD MEMBERS PRESENT

PUBLIC MEMBER PRESENT

Judith Rodriguez

CB12 Staff:

Guests: Magaly Velez-PTA for City College, Stephanie Harris-Parks & Recreation, Judith Rodriguez-New York Public Library, Police Officer Figueroa-33rd Precinct

Meeting commenced at 7:15pm

Meeting called to order by George Espinal with the consent of the committee members.

Albania Jimenez, Chairwoman chairs meeting at 7:17pm

Albania discussed last week's Community Board 12 Budget Priority Ranking, pushing for Beacon School at I.S. 52 and more funding for libraries in the community. There are two Beacon Schools in Community District 12, Alianza Dominicana and ACDP

Methicillin Resistant Staphylococcus Aureus, MRSA case has been reported at P.S. 48. Police Officer Figueroa asked if the committee has reached out to schools regarding the MRSA cases in our schools?

Police Officer from the 33rd Precinct gave information about the 33rd Precinct's Explorers program. She is looking for youth to participate in the program. Contact the 33rd Precinct for more information.

Parks official Stephanie Harris, for Jay Hood Wright Park, would like to know if the recreation centers can have on-site hand sanitizer to ensure a safer workplace. Committee members will contact the Department of Parks & Recreation to figure out a way to implement the on-site hand sanitizers.

Chairwoman Jimenez is planning to have another Youth Networking event in early December. She would like to hold the event at Isabella Geriatric Center.

Police Officer Figueroa would like to see information about the symptoms of MRSA.

New York Public Library

Judith Rodriguez informed the committee about "Special Programs" at the Inwood Branch on Saturday, November 17, 2007 at 2:30pm; "Computers for Everyone" on Saturday, December 1, 2007 at 2:30pm.

George Espinal spoke about the Youth networking event and we need to invite parents and parent leaders to ensure they are abreast of the community concerns and issues. There needs to be a larger representation from grass roots, nonprofit organizations to attend the next scheduled networking event.

Community Resident is concerned about NYC Department of Education recognizing Washington Heights Academy's new home at the corner of Sherman Avenue and Academy Street. She feels that there were no community input or a forum through which schools can get more space to house their students. City College Academy of the Arts is advocating for more space. A community parent spoke on behalf of City College Academy of the Arts.

No recreational programming or building north of Washington Heights Inwood lacks a New York City Parks Recreation Center.

Motion to Adjourn by George Espinal, Seconded by Carol M.

Meeting Adjourned at 9:25pm

Minutes Respectfully Submitted by
George Espinal

**Public Safety Committee Meeting Minutes
November 7th, 2007**

Committee Members Present

Emilia Cardona, Chair
Francisco Guzman
Jennifer Araujo
Aidee Camacho

Members Absent

George Espinal
Dr. Joyce Humber-Faison
Dr. James Freeman (excused)
Julissa Gomez

Staff Attending

Deborah Blow

Guests:

NYPD 33RD Captain-Joseph Dowling, Sgt. Rivera; NYPD 34th D.I. Capul, Kevin Kelly; B. Jones, Project Renewal; Clifton Hill Deputy Director; Obed Fulcar, Friends of Sherman Creek

Meeting Called to Order at 7:05pm by Committee Chair, Emilia Cardona.

NYPD Deputy Inspector Capul/ 34th Precinct

Inspector Capul reported that overall crime is down 6%, but burglaries have been up a bit. Usually, they very quick jobs such as the theft of laptops, digital cameras, etc. Inspector Capul and the Committee Chair led a brief conversation over several concerns pertaining to nightclubs. Inspector Capul ensured that the precinct is aware of many of the issues with night clubs in the neighborhood and is addressing them accordingly. Jennifer Araujo asked Inspector Capul about progress at 100 Arden Street. Capul acknowledged that the 34th precinct has been patrolling that location and been following up. They have seen some positive progress. They are hoping to collect more data to provide when the location goes back for liquor license renewal. Aidee Camacho asked Inspector Capul about loud behavior in the 190th Street, 1 Train Station. She also showed concern about loitering. Ms. Camacho commended the 34th Precinct on work with crowd control.

NYPD Captain Dowling/ 33rd Precinct

Captain Dowling reported that 8 new rookies at the 33rd Precinct are working on foot patrol from 6pm to 2am. Crime is down 9%, violence is down, homicide is down, and fatal shootings are down 50%. Grand Larceny has gone up (mostly things like ladies' purses). Identity theft is up a bit also, several cases from out of state. Aidee Camacho initiated a conversation about identity theft. Members of the public also lent some input about identity theft scams. Dowling continued with the grand larceny report. He reported that they've had a few car break ins and have arrested 18 perpetrators. He also reported that gang activity is slightly up all around the city. Jennifer Araujo asked Captain Dowling about procedure for people caught abusing drugs. Captain Dowling asserted that most of the time individuals are arrested and brought into custody and put through the system. Public members showed some concern over activity near Higbridge Park and Edgecomb pertaining to drug use. Captain Dowling assured them that his men have been there cleaning that area up and have made several arrests.

Meeting adjourned 8:20pm.

Minutes respectfully submitted by Francisco Guzman and transcribed by Angelisa Almanzar.