

**Community Board 12, Manhattan**  
**General Meeting –November 23, 2010– Community Board 12M**  
**YM & YWHA - 54 Nagle Ave.**

**PRESENT (35)**

Jackie Rowe Adams	Manny De Los Santos	Maria Luna	Angela Sanchez
Richard Allman	George Espinal	Helen Morik	Steve Simon
Juan Carlos Alonzo	George Fernandez	Carole Mulligan	Alyce Smith
Frank Alvarez	Fé Florimon	Edgard Nau	Gloria Vanterpool
Anita Barberis	Nicole Foster	Ángelo Ortiz	Raybin Vargas
James Berlin	Mitchell Glenn	Pam Palanque North	
Isaiah Bing	Julissa Gomez	Elizabeth Pepin	
Cynthia Carrión	David Ernst Kach	Edith Prentiss	
Rolando Cespedes	Rabbi Yosef Kalinsky	George Nelson Preston	
George Cruz	Elizabeth Lorris Ritter	Zead Ramadan	

**Excused: (3)**

Wayne Benjamin  
Tony Lopez  
Glenda Swanson Massa

**Absent: (7)**

Leonardo Blackman  
Mireya Cruz-Diaz  
Melanie Hidalgo  
Rafael Lugo  
Andria Reyes  
Tamara Rivera  
Joe Wojak

**I. Chair's Report / Informe del Presidente:** Pamela Palanque - North, Chair (7:15PM)

*Recap of Meetings:* Steinhardt Foundation, Hebrew Charter School Planning, Team for Washington Heights – Inwood, MBP Stringers' Borough Board, Presentation on: NYC's New Programs and Resources on Environmental Clean up, CB12M Chairs Discussion on Engaging New Members.

*Hearings / Events:* City Council Hearing on Intro 375 (Oral and Written Testimony provided by CB12M),

Washington Heights – Inwood Coalition Salute to Assembly Member Espaillat and CU Medical Center

Assistant V P Sandra Harris, Veterans Day Salute Dinner at the Shabazz Center, Manhattan Times 10 year Anniversary Celebration, Broadway Housing Kick-off of the New Affordable Housing Complex & Children's Museum.

*Upcoming Forums & Events:* 12/ 1- Forum on Building Support for LGBTQ Youth – MBPO 1 Center Street; 12/ 4 – CB 12,11,10 and 9 Community Forum on the Crisis at Harlem Hospital; 12/15 – Community Leaders' Holiday Party at the Cloisters – please RSVP; 12/21 CB12M General Meeting –Guest CUNY IN THE HEIGHTS Speaker CUNY Vice Chancellor Jay Hershenson. Edith Prentiss stated that CUNY in the Heights – is not accessible. Rabbylin Vargas is the CB 12 representative for the Harlem Hospital committee and urges everyone to come out to the next meeting. Happy Holidays!

Yield floor to Assemblyman Farrell

**Assembly member Denny Farrell-** 8 Billion Dollar Deficit anticipated for next year. 300 Million Deficit for the current year. Governor Paterson is urging the State Legislatures to address the State's deficit. Assemblyman Farrell is concerned about the 3 contested seats in the New York State Senate that may become Republican seats. Wished everyone a Happy Thanksgiving and Happy Hannukah.

**Manhattan Borough President Scott Stringer-** Thanked the audience and Chair Pam. Gave an update on the Columbia University's Baker Field's development. Concerns and issues were raised by the stakeholders at the meeting. Residents besides Park Terrace East and Park Terrace West are being affected: Marble Hill, Kingsbridge and Riverdale. Identify the 91,000 people that do not have a current bank account. Working with 9 banks, to offer affordable banking option. Banks to give literacy programs and information to those in need. Contact Jartiza Taveras from his office for additional information.

Community Board Reform: Working in collaboration, computer experts, recognizes a new social media. A new website to help communities "Speak Up". Asking the community to help in outreach for the community board applicants, looking for people from all backgrounds, especially young. Our Community boards are more diverse than ever before. Every board should reflect the diverse neighborhood. Happy Thanksgiving! Also noted that he used to go to this Y.

Questions: Maria Luna suggested that with so many applicants, that those not selected can be public members? I should have mentioned that is a criteria that I look for. That is a great suggestion. Have you taken a public stance on the new Education Chancellor? I support mayoral control, I believe the mayor has a right to recommend. The onus is on Cathy Black to meet with the community. The waiver issue is going to get complicated. We are in some very rough waters. I am not on the waiver committee. Many of the people that are weighing in have not met her. You may not need to be an educator, but she needs to make herself accessible to the community. Obie Bing requested follow-up on the environmental impact regarding the Columbia University development? Did not get into the specifics regarding the environmental impact with CU. This is their 18<sup>th</sup> meeting. Will seek to resolve going forward.

Edith Prentiss– Requested stance on DOT competition Taxi of Tomorrow – I will not take a position unless I speak with you!

DOT – long promoted transportation alternatives. Issued a report to look at bike lanes. 700 infractions on bike lanes: Wild West, due to no signage – recommendations include: 1. Ray Kelly to support enforcement 2. DOT don't be a jerk campaign – safety issue 3. Meeting with Taxi and Limo commission – what can taxi do about "dooring." With 8 million need to address the impacts for sustainable and realistic improvements. Audible and visual crosswalk signs will be addressed with committee.

**Council Member Ydanis Rodriguez (7:43PM)** - Thanked CB 12 for the great contribution you make to the community. Lets use Thanksgiving to celebrate what we are - a nation of immigrants. This nation has been built with immigrants. Referred to his report regarding of 375 after sanitation cleans the street. Sanitation, does not go back once they clean the street. Has not received major opposition. What about the logistics of knowing when has the street been cleaned? We welcome suggestions. Zero tolerance for landlords that do not provide heat and hot water, has been part of inspections. Committee on Higher of Education – will be discussing reducing the price of text books. Sat. Dec. 11<sup>th</sup> – will be hosting an event with CUNY Immigration Center. The importance of immigration reform.

Mr. Smith informed the association that it was considered city land. Espinal will meet with the landuse committee. And, CB 12 will look into getting the lot cleaned at the very least.

Francisco Fernandez, Neighborhood Health Provider (9:15PM) will be opening a new office for Health insurance, Child Health Care Pls. official health plan for Presbyterian Hospital on 3631 Broadway. Medicaid is not asking about property and bank accounts. Good news for the community. Pregnant women are not asked their status. It will be very accessible to community.

Edith Prentiss, Disabled in Action (9:17PM): Raised concern regarding sidewalk access around Armory, due to student athletes. Maria Luna is on the Board of the Armory and will follow-up.

George Espinal, 34th Precinct Community Council (9:21PM): Thanked all those that donated thanksgiving turkeys. Donations being accepted for coats and non-perishable items. A lot of car break-ins- be mindful, impact officers are in the area due to the up tick in crime. Any concerns in the 34<sup>th</sup> please contact me. [www.34percent.org](http://www.34percent.org)

Damon Sebastian – speaking for PS 28 Wright Bros. (9:24PM) would like to discuss the issue of checkers tables. Tables have been removed from the plans due to the noise and drinking complaints. Feels complaints are not substantial, and is requesting more seating and checker tables. I have a report with the 33<sup>rd</sup> precinct. We will discuss this during the parks

Bob Isaac (9:26PM) – Discussed *Washington Heights and its Eventful Past*, only book that showcases the history of the neighborhood. Book is available by library and published in 1924. During that time boundaries were 135<sup>th</sup> and North.

Josh Karan PACT (9:29 PM) in favor for the Youth And Education resolution. Program for creating parent advocates in the district. Educational emergency of very low reading and math scores. Organized a 10 week training program with the Medger Evers College to explore issues with parents regarding educational excellence. Wednesday night.

Elizabeth Lorris Ritter – Cornerstone Chorale, Hebrew Tabernacle (9:33PM): Big weekend for art, please post in neighborhood. Yale Strom and Hot Pstromi. Passed out flyers for both performances.

Rabbi Yosef Kalinsky (9:35PM) - Announced Dreidel Palooza most dreidel being spun at one time / location for World Record. Next Tuesday, 30th 185<sup>th</sup> and Amsterdam. There is facebook page.

Terry Barth, YM & YWHA (9:37PM) – Announced Book Fair at Y – Book in Spanish and English open until Dec. 10<sup>th</sup>. Profits support preschool and early childhood programs.

Richard Lewis (9:39PM) – Issue of parks benches at Wrighthood Park. Trafficking of the parks W156th arranged and closed due to drug distribution. Entrance of the park

## VI. Committee Reports / Reporte de los Comités:

### 1. Parks & Cultural Affairs: Elizabeth Lorris-Ritter, Chair

Resolution to Support of NYCDP&R plan to renovate John T. Brush Stairway & Highbridge Park sitting area

**Passes: 31 -0 -0 – 13 – 2**

Resolution to Support of NYCDP&R revised plans for the Orville & Wilbur Playground

**Passes: 31 -0 -0 – 13 – 2**

Stairway almost 100 years old and Borough President has allocated to the stairs as well as former players. Resolved says that 2nd Resolution – Orville and Wilbur Playground – Presentation Quality of Life issues modify the seating arrangements. Parks presented different opinions on the issues of the chess tables. Compromised, due to community input the plan was made better. The modification of the resolutions. Fall of 2011, to accommodate basketball season. We cannot remain the playground.

### 2. Youth & Education: Elizabeth Pepin, Chair (9:54PM)

Resolution to Support District 6 Parent Advocates Coming Together (PACT), a free, bilingual program for the parents of District 6 students

**Passes: 33-0 -0 – 13 – 0**

### 3. Health & Environment: Steve Simon, Chair & Concerns of the Aging 9:58PM

Joint Resolution Urging Repeal of State Medicaid Budget Cuts

**Passes: 33 -0 -0 – 13 – 0**

### 4. Traffic & Transportation: George Nelson Preseton

Resolution of Support, In Principle, of Intro 375 Parking Reform of the Traffic and Transportation Committee of the City Council of New York

**Passes: 33 -0 -0 – 13 – 0**

### 5. Economic Development: Nicole Foster, Chair (10:03 PM)

1. Resolution to recommend RENEWAL- SLA- On Premises Liquor License- 4199 Crystal II Restaurant Corp

**Passes: 31 -2 -0 – 13 – 0**

2. Resolution to recommend RENEWAL- SLA- On Premises Liquor License- 4055 BroadwayCorp. dba FIBE

**Passes: 32 -1 -0 – 13 – 0**

3- Resolution to recommend RENEWAL- SLA- On Premises Liquor License- Punto de Sabor Inc

**Passes: 32 -1 -0 – 13 – 0**

4- Resolution to recommend RENEWAL- SLA- On Premises Liquor License- 202 Umbrella Inc dba Umbrella Restaurant Lounge

**Passes: 31 -2 -0 – 13 – 0**

**Traffic & Transportation Committee Minutes**  
**November 1<sup>st</sup> 2010**

**Members Present:** Anita Barberis, James Berlin, Martin Collins, Yosef Kalinsky, Edith Prentiss, George Preston

**Staff:** Paola Garcia

**Guests:** Afva Preston – Jumel Residents; Jacob Morris; Damian Rodriguez – First Class; Kevin Miller; Rita McKee; Brad Conover; Melanie Yolles; Adam Melnick; Stephanie Stone; Maggie Clarke; Andre Johnston; Deb Cardona.

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At 7:16pm George Preston called the meeting to order and stated that without representatives from NYC DOT items requiring reports or information from DOT would have to be held until next month's agenda.

Mr. Preston received an email complaining about First Class Car Service. The writer was not present, although the president of a car service, Mr. Damian Rodriguez (212-304-0452), was present to support of Intro 375. (Wasn't he from a different car service). James Berlin suggested that the chair email to Nicole Foster the chair of the Economic Development as the complaint pertains to a car base.

Inwood Washington Heights Livable Streets wanted to show a revised version of the PowerPoint they showed at our October meeting. There seemed to be a misunderstanding as to why they were on the agenda. The committee intended to discuss a Public Hearing on protected bike lanes as agreed at the October meeting; whereas IWH Livable Streets believed it was another opportunity to present their proposal and therefore show there revised PowerPoint. Discussion transpired as to whether they should present their PowerPoint at the next general meeting. Mr. Preston hopes to have a public hearing where all community residents will have an opportunity to present their opinions about WHI Livable Streets proposal in January.

162<sup>nd</sup> St & Amsterdam Ave area residents explained a problem with traffic in the construction area. Edith Prentiss suggested that if there is an easier way for drivers to proceed north around the construction (by turning left onto 161<sup>st</sup> St.) then we should request NYC DOT install such signs as well as ones stating where commercial traffic isn't allowed.

- Disability advocates have filed a law suit against the MTA for not allocating 20% of the Dyckman St #1 train rehabilitation project's \$20million budget for accessibility features as required by the ADA
- The weekend #1 train shuttle buses are usually over capacity, leaving riders waiting at bus stops from 231<sup>st</sup> to 207<sup>th</sup> St. NYCT should be asked to provide more buses.
- Intro 375 was proposed by Councilmember Rodriguez. It would allow cars to remain parked until the street cleaner arrive and park immediately after the street has been cleaned as is the unofficial practice in many parts of the city. Mr. Berlin suggested the proposal include that cars cannot idle and must be moved immediately when the street cleaner arrives. Deborah Cardona suggested that street cleaning and garbage pick up be coordinated as they were in the past. The resolution passed 6-0 (board members) and 5-0 (members of the public).
- Jacob Morris proposed CB12 pass a resolution, as CB10 did several years ago, to name the 155<sup>th</sup> St entry to the FDR "Willie Mays Drive". CB10's resolution was never acted upon because City Council policy is to not name streets for people who are still alive. Mr. Morris explained that the City Council allows for naming a street for a person who is alive for exemplary individuals. Mr. Berlin asked Mr. Morris to provide that documentation at the December meeting. Mr. Morris agreed he would.
- Ms. Prentiss raised an issue regarding when a street is cut by a utility or others and the surface is not properly restored leaving an uneven surface that is dangerous especially at night when it can't be seen.

Meeting adjourned at 8:55pm

Minutes respectfully submitted by Yosef Kalinsky

**Present:** Elizabeth Lorris Ritter, Chair; David Kach, Ass't Chair; Cynthia Carrion; Rabbi Yosef Kalinsky; Zead Ramadan, Joe Wojak. **Excused:** Jasmine Moy.  
**Guests:** Adrienne Hamilton – NYCDPR; Richard Lewis; Jennifer Hoppa; George Bloom – Parks; Alex Castex – Porter; Douglas Nash – Parks; Gianna Palmer; Wendy Klein – Parks; Macgo Raysor; Lorenzo McGougan – Local 79; Damon Sebastian; Jerry Culligan; Tracy Eberhart; Terry Johnson; Vincent Cirrito.

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### Opening remarks

Welcome and opening remarks by Elizabeth Lorris Ritter, Chair, who called the meeting to order at 7:07pm.

Committee Chair had a follow-up meeting with Councilmember Ydanis Rodriguez regarding securing additional funding for Inwood Hill Park tennis/basketball court renovations. Working to get more money to fund a full restoration of all courts (i.e., another \$450k for three tennis courts in addition to the 6 tennis courts and 2 basketball courts already funded.) Additionally:

- Attended a groundbreaking ceremony at the Dyckman Street marina.
- Jerald Tennenbaum, one of the concessionaires, was scheduled to attend the committee meeting but postponed, as there is little to report pending DPR's resolution of some permitting issues. He hopes to be able to make a report at the December or January meeting.
- Jennifer Hoppa gave a brief update on sewer service work related renovations of to the NY Central railroad building at the west end of Dyckman. The building will get a sewer connection, as will the marina. (This is the source of the permitting issue.)
- Attended a recent local production of neighborhood immigration and other stories (primarily, but not exclusively by Nazi-era refugees) set to music by Mendelssohn and performed live. The show was written, arranged, directed and performed all by local talent, and was yet another example of how many talented artists of many disciplines live in the neighborhood.
- Baker Field update: ongoing dialogue between Columbia and CB 12. A resolution supporting Columbia's development project conditioned upon several important concessions to the community was presented by the Land Use Committee at the last general meeting, but the resolution did not pass. Noted there's a meeting with CU, CB12, and various elected at the Borough President's office later this month.

**Orville & Wilbur Playground (Wright Brothers Park, 156<sup>th</sup> St. and St. Nicholas Ave.)** The Committee expressed support for a \$2.3 million proposed renovation project based on a presentation at its September meeting by the NYC Department of Parks & Recreation (DPR), and offered a resolution at the general meeting; based on public testimony at the general meeting, the resolution was amended to call on DPR to review some issues related to placement of benches and game tables, and using design to discourage late-night hanging-out and partying. The resolution passed, and there was a follow-up site meeting with DPR, 33<sup>rd</sup> Pct and community members. DPR presented a revised proposal for the community seating area which added a landscaped garden area with few benches and no game tables in lieu of the hardscape congregated seating area previously proposed. Several area residents argued that extensive seating and additional game tables are a necessary and highly-used public benefit, that noise in this area is not a problem, and that such complaints, where founded, should be addressed by the police, not by prohibiting the action in the first place. After lengthy discussion and many questions, committee and members of the public reached a compromise on 4 tables with single-seat benches to be sited at the southern perimeter of the property, along the NYCHA fencing opposite the proposed landscaping. A resolution in support of the new proposal was approved unanimously by the Committee (5 votes) and by 7 members of the public with 1 abstention.

**Highbridge Park stairs (Brush stairs at 157<sup>th</sup> St.)** DPR presented renovation plans for the Brush staircase, erected in 1912 by the (then-) NY Giants to access the stadium at the Polo Grounds, and named for the owner of the Giants. The stairway, which has been closed for years due to safety considerations, has a commemorative plaque at the median landing of the staircase. The proposed project, which includes restoration of the stairway itself, and a renovation of the modest sitting area in the parkland at the base of the stairs, is budgeted at about \$950k-\$1.1m. Funding includes \$400k from the Borough President's Office, with the balance coming from the major league teams which played at the Polo Grounds stadium (Yankees, Mets & SF Giants baseball teams, and the Jets and Giants football teams) as well as Major League Baseball itself. In addition to bringing the staircase to code using many original materials, the project will include new lighting, new memorial plaque, restore bronze letters inset on stair landing. Start date is estimated Spring 2011 and may take a year to complete. A resolution in support was approved unanimously by the Committee (5 votes) and the public 8 members. Because the project is being discussed by the Public Design Commission on Monday (11/15/10), the Executive Committee, which was meeting concurrently in an adjacent room, also voted on the resolution, and passed it unanimously (8 votes).

**Inwood Hill Park little league field (Inwood Hill Park at w. 218<sup>th</sup> St.)** DPR shared ball field renovation plans, funded with \$500k from former City Council member Martinez. The regulation-size field is in fair condition; renovations will re-grade and bring it up to code for little league play. Work includes permanent bleachers, scoreboard, a storage area outside of the field, batting cage. Zead Ramadan raised concerns about clay surface of batting cage area, and protection for the pitcher. The design contractor (Stantec) will look into this. Construction, which is hoped to start late in 2011 and be completed with a year, will try to work around Little League schedule. Because this is a replacement in-kind, no resolution is required.

**Resolution against smoking ban in public parks** A member of the community, Alex Castex-Porter, brought a draft resolution to the Committee opposing a proposed City Council Intro which would ban smoking in public parks. The Committee meeting was running late at this time and the Chair moved to postpone consideration until the next meeting. Also, considering taking this up with another committee as a joint resolution with the Health & Environment Committee. Brief discussion about current ordinances regulating smoking in parks that cover this. Members expressed general skepticism about banning smoking.

**Announcement:** Revolutionary War re-enactment Sunday, 11/14, in Ft. Tryon Park to commemorate the 234<sup>th</sup> anniversary of this pivotal battle.

The meeting adjourned at 9:31 PM

Respectfully submitted by Joe Wojak, edited by Elizabeth Lorris Ritter.

## Minutes - Traffic & Transportation Meeting – November 1<sup>st</sup>, 2010

**Members:** George N. Preston, Chair Rabbi Yosef Kalinsky Asst. Chair, Anita Barberis, James Berlin, Edith Prentiss, Rafael Lugo.

**Absent:**

**Guests:** Afva Preston –Jumel Residents; Jacob Morris; Damian Rodriguez – First Class; Kevin Miller; Rita L. McKee – IWHLS; Brad Conover – Attorney; Melanie Yolles; Adam Melnick; Stephanie Stone; Maggie Clarke; Andre Johusta; Deb Cardona.

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A quorum was reached by 7:16pm Chairperson Preston called the meeting to order and the committee approved the minutes from the meeting of October 4, 2010.

We discussed an email received by the MCB 12 Chair Pamela Palanque North regarding an illegal parking complaint against First Class Car Service. The plaintiff was not present. The president of the car service, Mr. Damian Rodriguez (212-304-0452) was present and prepared to answer questions. Mr. Berlin suggested that we forward the email to Ms. Nicole Foster as this pertains more to economic development than the T & T committee.

Next was a request made by Inwood WH Livable Streets to present a slide show on their proposed bike lanes in WH and Inwood. The committee thought that it would not be appropriate to show a PowerPoint presentation, as this group presented one at last month's meeting on the same topic and had a PowerPoint presentation then. In addition there seemed to be a misunderstanding as to the purpose of having them on the agenda. The committee understood it to mean that we would discuss the possibility and planning of a public hearing regarding the subject of bike lanes in WH and Inwood, whereas several members of WHLS thought that it was to provide another opportunity to present their slide show, this time, edited in a new version. WHLS members adamantly insisted on showing the slides and the committee was equally insistent about not having to view something to which it felt it had already devoted ample time to view, however revised. A nearly confrontational impasse ensued. Chairperson Preston suggested a compromise: since there was both a verbal and a visual aspect to the WHLS presentation, that to get around the bickering about viewing the slides anew, that the committee might be willing to hear verbal comments allotted 3 minutes each. The committee agreed but instead, WHLS used the time to argue anew for showing their slides. Discussion transpired as to whether the group should present their PowerPoint at the next general meeting or wait until after the public hearing. There seemed to be a mistaken impression that some committee members were trying to put off a public hearing indefinitely and the members of WHLS stood up --demonstratively-- and exited, ignoring the Chair's pleas that they stay to contribute to a discussion of R 375 Parking Reform, on which hearings are currently being held by the Transportation Committee of the City Council. Mr. Preston stated that he would make every effort to have the public hearing on bike lanes by our meeting to be held on 3rd or 10th January 2011.

Edith Prentiss pointed out that there are signs up on the 162nd and Amsterdam intersection that are being mistaken to direct all northbound traffic from St. Nicholas avenue into West 162 Street and she suggest that DOT could be asked to stop the commercial traffic from entering 162nd street. Mr. Preston stated that signs were being changed and that motorists seemed to be learning the new signs.

#### New Business:

Edith Prentiss mentioned that the law dictates that 20% of the budget for new projects must incorporate accessibility features and that the MTA Dyckman rehab should be monitored as it is a 40 million dollar project.

A member of the public stated that he shuttle buses that are replacing interrupted No. 1 Train service between 168th and 242nd street are usually so full that passengers are left on the sidewalk. We should ask DOT to provide more busses especially during rush hour. The committee unanimously agreed that it should be common sense that one bus cannot carry the disembarking passengers from several subway cars. We will ask District Manager Ebenezer Smith to contact MTA.

Intro R375 Parking Reform – a new proposal to allow residents to park immediately after the streets are cleaned, as is the unofficial practice in many parts of the city. Mr. Berlin suggested that the proposal say that people cannot idle in their cars waiting for the street cleaners to come and only then move them. Ms. Cordon suggested that we coordinate efforts of the street cleaning with the sanitation department as the city did 20 years ago. The T& T board passed a resolution endorsing Intro R 375, in principal, 6 in favor, - 0 opposed; and 5-0 (members of the public).

Member of the public Jacob Morris asked for a resolution in support of one passed by MCB 10 to rename the entrance to the Harlem River Drive as "Willie Mays Drive" from 155thMr. Jacob Morris proposed that CB12 pass an r St. entrance to the FDR southbound in honor of the Hall of Fame Baseball star and community activist who resided on St Nicholas Terrace at 155th Street. However Mr. Berlin pointed out that NYC does not name streets after the living. Edith Prentiss raised an issue regarding the hazards of DOT's unmarked street cuts. Without cleat markings, especially at night the hazards increase. We expect to mention this directly to the DOT liaison Mr. Josh Orzeck, who we expect to be present, at our next meeting.

Meeting adjourned at 8:55pm

Minutes respectfully submitted by Assistant Chair Yosef Kalinsky

# **Economic Development Committee Meeting Minutes-**

## **11/9/2010**

Committee Members Present: Nicole Foster, George Espinal, Rolando Cespedes, Melanie Hidalgo, Mireya Cruz, Angela Sanchez

Committee Members Absent: Ruddy Santana, Leonardo Blackman

Committee Members Excused: Tony Lopez, Edith Prentiss

Community Board Members Present: n/a

Board Office Staff Present: Paola Garcia

Community Members Present: See attached list

### **A. Welcome & Opening Remarks- Nicole Foster, Chair**

### **B. State Liquor Authority Renewal Licenses**

#### ***On Premises Liquor License***

1. **4199 Crystal II Restaurant Corp-** 597 W. 207<sup>th</sup> Street (bet. Vermilyea Ave & Broadway)- The establishment was represented by the owner Alta Garcia Breu. The establishment is a Mexican restaurant and grill. It will be open Sunday through Thursday from 3 PM until 12 AM and on Friday and Saturday it will be open from 3 PM until 1 AM. It has a capacity for 70 people. There will be 12 chairs at the bar and 60 in the rest of the restaurant. They will have live music on Friday and Sunday. From 11 PM until 2 AM on Tuesday they hope to turn the establishment in to a lounge. They will have 10 security cameras and security personnel will be there for the Tuesday lounge. There will be 15 part time and full time employees. The 34<sup>th</sup> precinct is concerned about Tuesday night lounge as well as the double parking. The owners have agreed to consider getting rid of the Tuesday night lounge but will first be working with the precinct on how to make the lounge a viable option and not impede on community quality of life.

**VOTE-** EDC 5-0-1 CB 0-0-0 Public 8-1-3

2. **4055 Broadway Corp dba FIBE-** 4055 Broadway (at the corner of 171<sup>st</sup> Street)- The establishment was represented by the owners Kate Felipe and Omara Reyes. The establishment will sell Mexican food and tapas. There will be 10 part time and full time employees. It will be open from 11 AM to 1 AM everyday of the week. The location is ADA compliant. There are 14 tables, 45 chairs and chairs at the bar. They will play background music and there will be a piano player on Fridays from 7 PM until 10 PM.

**VOTE-** EDC 6-0-0 CB0-0-0 Public 13-0-1

3. **Punto de Sabor Inc-** 1464 St. Nicholas Avenue (bet. W 183<sup>rd</sup> & W. 184<sup>th</sup> Sts)- The establishment was represented by the owner Eufemio Infante. It is a restaurant that serves Dominican food and is open from 7 AM to 12 AM every day of the week. There are 14 tables with 56 chairs. There are 4 chairs at the bar. There will be no music. There will be 14 security cameras. In addition, there will be 18 full time and part time employees.

The establishment is ADA compliant. There are no objections from the 34<sup>th</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 12-0-1

4. **202 Umbrella Inc dba Umbrella Restaurant Lounge-** 440 W. 202<sup>nd</sup> Street (bet. 9<sup>th</sup> & 10<sup>th</sup> Aves)- The establishment was represented by the owner Emilio Suarez. It is a lounge that will also have live music. They have contracted two parking lots within the immediate area to accommodate patrons. They are contracting with a security firm Global Defense Company. On any given night they will have 10-20 security personnel. The establishment is ADA compliant. There will be at least 20 employees as well as 32 security cameras (6 of which will be outside). The 34<sup>th</sup> precinct is concerned for when Cairo opens and the influx of patrons that will congregate in that area. The community is concerned with noise issues as well as double parking.

**VOTE-** EDC 5-1-0 CB 0-0-0 Public 10-3-0

***Restaurant Wine License***

5. **El Guanaco Restaurant & Pupuseria-** 4195 Broadway (at the corner of 178<sup>th</sup> St)- The establishment was represented by the owner Benjamin Ramierez. It is a restaurant that serves Spanish food. It will be open Monday through Thursday from 11 AM to 11 PM and Friday through Sundays from 11 AM until 2 AM. It has a capacity of 30 people and there will be 5 employees. There are 8 four seater tables and 6 chairs at the bar. There will be a jukebox for music and two security cameras inside. The establishment is wheelchair accessible. The 33<sup>rd</sup> precinct and the community raised no objection.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 14-0-0

6. **Venerato Inc dba Garden Café-** 4961 Broadway (bet 207<sup>th</sup> & Isham Sts)- The establishment was represented by the owner Gus Anton. It is a restaurant that serves American food and is open from 11 AM to 11 PM Monday through Friday and 10 AM to 11 PM on Saturdays and Sundays. There are 36 seats in the front of the restaurant and 36 seats in the back of the restaurant. With outdoor seating in the summer, there are a total of 96 seats. The establishment is ADA compliant. There are 14 spring/summer employees and 10 winter employees. They play music from an Ipod. There is live music on Thursday and Fridays. There are no objections from the 34<sup>th</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 14-0-0

7. **1342 St. Nicholas Ave Rest. Corp. dba El Capri Restaurant-** 1342 St. Nicholas Avenue (at the corner of W. 177<sup>th</sup> St)- The establishment was represented by the owner Marlene Rodriguez. It is a restaurant that serves Spanish food. It is open from 6 AM to 2 AM every day of the week. There are 10 tables that seat 33 people. There are 10-12 employees. There is background music played from an Ipod. There are currently no plans for security cameras or personnel. The establishment is ADA compliant. There are no objections from the 33<sup>rd</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 11-1-11



8. **Taqueria Santa Clara Food Corp-** 1336 St. Nicholas Avenue (at the corner of W. 177<sup>th</sup> Street)- The establishment was represented by the owner Pedro Palafax. The establishment is a Mexican restaurant. It will be open from 9 AM to 4 AM 7 days a week. There are 7 tables that seat 25 people. Music will be played from a jukebox. There are 6 cameras in the establishment: 3 on the inside and 3 in the basement. There are 6 employees. The establishment is ADA compliant.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 12-1-0

9. **El Monte Restaurant Corp-** 2153 Amsterdam Avenue (bet. W. 166<sup>th</sup> & W. 167<sup>th</sup> Sts)- The establishment has been in the community for 25 years and was represented by Iris Pichardo and Andre Carmona. It is a restaurant that serves Dominican food. It has a capacity of 50 people. There are 7 tables in the restaurant as well as 4 stools at the bar. There are currently 3 security cameras but they are upgrading to 7 cameras. There are no security personnel. There are 5 employees. Music is played from a jukebox. The establishment is ADA compliant. There were no objections from the 33<sup>rd</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 13-0-0

10. **Bijaru Coffee Shop Restaurant-** 4032 10<sup>th</sup> Avenue (bet W. 214<sup>th</sup> & W. 215<sup>th</sup> Sts)- The establishment was represented by Ms. De Jesus. It is a full service restaurant. It serves Dominican food. There are 5 employees and they play music from an Ipod. There are 4 tables with 16 chairs. There are 3 security cameras on the premises. The establishment is ADA compliant. There were no objections from the 34<sup>th</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 12-1-0

11. **Teddy's Variety Inc dba Elsa La Reina Del Chicharron-** 4840 Broadway (at the corner of Academy Street)- The establishment was represented by the owner of 18 years Elsa Mejia. The establishment is a Dominican restaurant that is open Monday through Thursday fro 9 AM until 9 PM. Friday through Saturday is open 9 AM to 11 PM and on Sundays it is open from 12 PM until 8 PM. There are 10 employees. The establishment has 10 chairs and 2 counter tops. Music is played from a CD player. There are no objections from the 34<sup>th</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 13-0-0

**C. State Liquor Authority New Applications**  
***On Premises Liquor License***

12. **Dragon Lounge Restaurant dba Dragon Lounge-**1091 St. Nicholas Avenue (at the corner of W. 165<sup>th</sup> St)- The establishment s is a restaurant that serves lunch and dinner. It s open from 10 AM to midnight Sunday through Thursday and 10 AM to 3:30 AM Fridays and Saturdays. It will have 18 two seater tables and at the bar there will be 6 stools. There are no current plans for security and music will be played from an Ipod. . It is ADA compliant. The establishment was represented by the owners Elvin Alvarez and Joana Siguera as well as their attorney Frank Palillo. The 33<sup>rd</sup> precinct considers this a problematic location. There have been numerous issues with the site with shots being fired, grand larceny, underage drinking

as well as a nuisance abatement. The community was concerned that it would start as a restaurant and then turn in to a club.

They were also concerned that the 3:30 closing was a little excessive.

**VOTE-** EDC 2-4-0 CB 0-0-0 Public 0-5-6

13. **839 W. 181 Food Inc dba The Dark Horse-** 839 W. 181<sup>st</sup> Street (bet. Pinehurst & Cabrini Blvd)- This establishment appeared before the committee after it removed its application from consideration from the previous month's agenda. The establishment was represented by Tiornagh Harmon and Richard Caffrey the general manager and owner respectively. It will be a family restaurant that serves Irish American food. It will be open from 11 AM to 2 AM 7 days a week. They hope to acquire Fumees as a space to showcase local artists. Music will come from an Ipod and Sirius radio. On the weekend there will be live music that will include acoustic performances as well as traditional Irish music. It has a capacity for 75 people. There will be 15 tables and 4 stools at the bar. There will also be 8 cameras in the establishment. They are going to seek out a security firm to obtain guards. It will have 10 -15 employees. The 34<sup>th</sup> precinct says this location tends to be boisterous at closing and parking has been a notorious problem at that location. The precinct does not object to the new application. The community was concerned about the closing time and the owners have agreed to cut the hours to 2 AM instead of 4 AM. The community suggested soundproofing, which the owners agreed to do in areas where that is possible.

**VOTE-**EDC 5-0-1 CB 0-0-0 Public 12-1-0

***Restaurant Wine License***

14. **Danny F. Donuts Corp-** 3868 10<sup>th</sup> Avenue (bet Broadway & Ft. Washington Ave)- NO SHOW (Automatic no vote)
15. **207 West Restaurant Corp dba YUMMY THAI-** 4959 Broadway (bet. W. 207<sup>th</sup> & Isham Sts)- The establishment was represented by the owner Salma Lopez and the manager Alex O'Sore. It is a restaurant that serves Thai food. There are 22 tables that seat 49 people. There are 5 stools at the bar. It is open from 12 PM to 11 PM Sunday through Thursday. On Fridays and Saturdays, it is open from 12 PM to 12 AM. There are 10 employees. There is background music and the establishment is ADA compliant. There are currently no security cameras, but they are in the process of purchasing 4 cameras. There are no objections from the 34<sup>th</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 12-0-0

16. **E.L. Mexican Restaurant Corp dba La Oaxaquena-** 1969 Amsterdam Avenue (bet W. 157<sup>th</sup> & W. 158<sup>th</sup> Sts)- The establishment was represented by the owner Elizabeth Pizzaro and Marah Shweat. The establishment is 900 square feet and the bar area serves as a counter. There are 8 tables with 16 chairs. This is a Spanish restaurant that has 2 employees per shift. It is open 7 days a week from 10 AM to midnight. They have been utilizing the NYPD cameras from across the street, but will be purchasing their own. The play music from a jukebox and the establishment is ADA compliant. The 33<sup>rd</sup> precinct and the community raised no objection, but asked that

the establishment be mindful to the fact that soon a high school will be opening up around the corner and to be mindful of underage drinking.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 12-0-0

17. **5085 Enterprises Inc dba Sazones-** 5085 Broadway (bet W. 216<sup>th</sup> & W. 218<sup>th</sup> Sts)- NO SHOW (automatic no vote)

***Eating Place Beer***

18. **Ushir Inc dba Pete's Coffee Shop-** 736 W. 181<sup>st</sup> Street (bet Broadway & Ft. Washington Ave)- The owner Ushir Dave was represented by his brother Kuanal Dave is also a part owner. This is a small restaurant that serves premade food. It serves sandwiches, wraps and soups. It is open from 7 AM to 8 PM every day of the week. There are 6 cameras inside and 1 camera outside. There will be 2 employees. No music will be played. The establishment is ADA compliant. There will be 2 tables that each seat 4 people. There are no objections from the 34<sup>th</sup> precinct or the community.

**VOTE-** EDC 6-0-0 CB 0-0-0 Public 11-0-0

**D. New Business/Adjournment**

**HOUSING & HUMAN SERVICES - MINUTES**  
**November 4th, 2010**

**COMMITTEE MEMBERS PRESENT**  
**BOARD MEMBER**

**Glenda Swanson Massa, Asst. Chair**  
**Juan Alonzo**  
**Frank Alvarez**  
**Melanie Hidalgo**  
**Alyce Smith**

**COMMITTEE MEMBERS ABSENT**

**George Fernandez –Chairman- Excused**  
**Manny De Los Santos**  
**Carole Mulligan**

**Guests: Jaime Favaro, LMSW - Executive Director - Washington Heights Corner Project**  
**Public Member – Anthony Parson**

**Assistant Chairman Glenda Swanson Massa convened the meeting at 7:05 PM**

Meeting started with Brief introductions of all Committee Members followed by a 20 Minute Presentation by Ms. Jaime Favaro LMSW, Executive Director - **Washington Heights Corner Project**. Glenda opened the meeting with an emphasis of sticking to the Agenda and also re-addressing the need of arriving to the meeting on time as well as attendance. She then gave the floor to Ms. Favaro who went into details of who she is and what services are provided by the Washington Heights Corner Project. According to Ms. Favaro the Washington Heights Corner Project stands for **Community Outreach and Resources, Needle Exchange and Harm Reduction Project**. **The Washington Heights Corner Project** is located at 76 Wadsworth Avenue Ground Floor corner of West 176th St. one block east of Broadway. Business hours are from 9a.m.-5p.m. (M, W, and F) 9am.-6p.m. (Tues & Thursdays) and 9 a.m. – 3p.m. (Sundays) they serve the communities of Washington Heights, Inwood, Marble Hill, and Harlem as well as other communities.

**Washington Heights Corner Project (WHCP)** was founded in 2005 as an activist-run street-based educational outreach and syringe access endeavor aimed at reducing the spread of blood-borne diseases among intravenous drug users in the Washington Heights homeless community. **WHCP** has evolved to become the first not-for-profit social service organization of its kind in Washington Heights, a community dramatically underserved and under-resourced. **WHCP** seeks to decimate the transmission of blood-born disease and infections, injection-related medical problems, and related transmission to drug using associates, family members, sexual partners, and sexual employers. By focusing on those who have been turned off from traditional service provision models, **WHCP** meets participants where they are at and provides competent targeted interventions, aimed towards small improvements and steps towards individualized goals with the overall goal of reconnecting participants to primary and preventative care, offering mental health support, encouragement, and the means to make positive changes in their lives. One of the many things that the committee found interesting is the fact that besides doing outreach, workers also go out to parks and other areas frequented by needle users and pick up needles and supply clean needles to users in an effort to prevent diseases from being transmitted via the use of dirty needles. Ms. Favaro also mentioned that if anyone sees discarded syringes or knows of places in the community where this can be seen to

please don't hesitate to call her office so she or a staff member can make arrangements to pick them up. Her number is 212 923-7600 ext. 23. Another interesting fact was that in 2007 CB12 passed unanimously a resolution to support the needle exchange program

**WHCP** is also a **NYSDOH (New York State Department of Health)** registered Opioid Prevention Program, they participate in **S.K.O.O.P. (Skills and Knowledge on Overdose Prevention Project)**, an initiative of the **Harm Reduction Coalition**. **WHCP** and **SKOOP** partner to provide bilingual street-based overdose prevention skill-building and naloxone distribution to the friends and family of those who are at risk for overdose. Training is free and participants are provided tools that could be used to save a life while waiting for professional emergency responders. Mr. Frank Alvarez had asked what other services are provided? Well they also provide case management services such as referrals to drug treatment such as in-patient detoxification, Buprenorphine or Methadone induction, crisis centers, and/or long-term residential treatment programs. Their staff also provides escorts to medical, dental, or mental health appointments as well as written, telephone, or in-person advocacy with other service providers. They also provide referrals into a shelter or other social services related to entitlements, job placement, legal council, food pantries, clothing distribution centers, post-incarceration services, and much more.

**WHCP** also provides a wide range of safer sex supplies at both their 76 Wadsworth office location and during street based outreach. They also provide safer sex supplies at various health fairs, community events, and to local clubs. Items which are distributed free of charge include Towelettes, Male Condoms, Female Condoms, & Personal Lubricant as well as many other items. Melanie Hidalgo had asked Ms. Favaro why she chose to get into this line of work. Ms. Favaro mentioned that she saw the need to address these concerns mentioned above and also as a LMSW she and her staff take great pride in helping people live productive lives. Ms. Favaro strongly believes that as more people learn about the Corner project they will seek its services. Glenda Swanson Massa had asked about how many people do they serve? Alyce Smith had asked if there has been an increase in the number of people being seen and what populations? According to Ms. Favaro they currently serve about 120 people a month. At the present time they have about 580 people total who have had or who continue to have contact with **WHCP**. The population most at risk is women and older users. Juan Alonzo had asked if there were any plans to hand out morning after pills or other contraceptive to women either now or in the near future? Ms. Favaro mentioned that they offer free condoms at the present time and sexual education seminars and are planning on expanding to other services but that they don't at the present time offer the morning after pill. **WHCP** is also looking to expand its array of services and is looking forward to adding a free wound care clinic. Additional info may be found by visiting <http://www.cornerproject.com>

The next item on the agenda was the Presenting of the Housing & Human Services Survey and trying to come to a common agreement on the time, date, and location of where this survey will be conducted. As for Old business Glenda had mentioned to the committee that Ms. Toribio –Director of **HPD 421-A** unit will not be able to attend the meeting, due to a conflict in day & time. However questions have been submitted and the committee is waiting for a response. A letter was sent to **NYS DHCR (New York State Department of Housing & Community Renewal)** regional director Gregory Watson and the committee is still waiting for a response as well. As for New Business there were talks about Chairman George Fernandez teaming up with the Health & Environment Committee in inviting **CBO'S (Community Based Organizations)** who provide mental health services in CB12 to discuss a mental health

resolution for CB12. In other new business Juan Alonzo brought in a picture of a sign which states "For Rent Yeshiva Students" which is posted on a small 3 story house on West 187th Street between Audubon Avenue & Amsterdam Avenue. He's wondering if the school is expanding in student population to the point where landlords are being pressured to rent to students of that school only? Or if landlords are only targeting Yeshiva Students in the interest of renting at higher rents & making illegal conversions in order to make a profit as opposed to renting out to anyone who needs a room regardless of school they attend and religious preference? Juan will be making calls to see what he finds out and will report to the committee on his findings although Juan has placed several calls to the number listed on the sign and has left a message and received zero responses thus far. Last but not least on the agenda was the discussion on the forming of a landlord Taskforce however since not much information was given we as a committee decided to wait until George meets with us in December.

Meeting finished at or around 9:00 p.m.

Respectfully submitted by Juan Alonzo

## HEALTH & ENVIRONMENT COMMITTEE MINUTES – November 4, 2010

**COMMITTEE MEMBERS PRESENT:** Steve Simon (Chair), Isaiah Bing, David Kach, Helen Morik, Edgard Nau, Raybblin Vargas, Beatrice Hall (Public Member).

**COMMITTEE MEMBERS ABSENT:** Andria Reyes (Excused)

**OTHER CB 12 MEMBERS PRESENT:** Fe Florimon, Manny De Los Santos

**GUESTS:** Jessica Prata – Sustainability Officer, NY-Presbyterian Hospital; Diane Barrett – Manager, Government and Public Affairs, Continuing Care Leadership Coalition; Betty Lehmann – Director of Marketing and Communications, Isabella Geriatric Center; Jeffrey Young; Ginia Addo.

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The chair called the meeting to order at 7:12 p.m.

- 1. New York-Presbyterian Hospital's Sustainability Program** – Jessica Prata, NYPH's Sustainability Officer, explained that the purpose of this program, which covers all four NYPH campuses, is to reduce their "environmental footprint." A couple of years ago, NYPH created a Sustainability Council, made up of managers from various departments. US Environmental Protection Agency has recognized NYPH for its success in reducing energy consumption and emissions. NYPH also has been successful in meeting the Mayor's challenge to all hospitals to reduce carbon emissions by 30% by 2018. NYPH was the first to join and the first to reach the goal. Major emphasis also on recycling. NYPH's current rate is 16%; goal for 2011 is 20-25%. Efforts even extend to the operating rooms, where saline bottles, non-confidential paper and empty boxes for gloves are recycled. Composting program has been very successful. Kitchen staff has been very cooperative in separating out food waste, which is taken to Connecticut. Recycling (mostly paper, plastic bottles and aluminum) and composting save NYPH \$100,000/year on private carting bills. Also working on a geothermal project in Westchester and a co-generation plant at Cornell (Upper East Side) campus. Vendors are being encouraged to supply safer and greener cleaning products in an environmental purchasing program. NYPH, working with Community Board 12 and others, pushed for the new Greenmarket on Fort Washington Ave. bet. W. 168<sup>th</sup> – 169<sup>th</sup> Sts. It's been a hit and may be continued year round. At President Herb Pardes' suggestion, NYPH sponsored a Sustainability Conference on 10/12 for international leaders of the health care industry. It was a groundbreaking event with 180 attendees; General Electric CEO Jeff Immelt was the keynote speaker.

R. Vargas: NYPH should spread this environmental message throughout the community

J. Prata: We hold an annual Earth Day event in the Milstein lobby with exhibits and demonstrations. The public is invited.

S. Simon: NYPH also could participate in Earth Day events in the community. Last year several groups and the Borough President's office sponsored one in Highbridge Park.

I. Bing: Many of hospital's facilities still burn #6 oil, a major pollutant in the community. You should change to less polluting fuel.

J. Prata: We are looking for other opportunities to reduce emissions, including co-generation. I will follow up and check into your point about #6 oil.

- 2. Campaign to Restore State Budget Cuts to Medicaid** – Diane Barrett, Manager, Government and Public Affairs, Continuing Care Leadership Coalition (CCLC), an affiliate of the Greater NY Hospital Assn. representing 105 long-term care facilities and home health care agencies, gave the following presentation:
  - 80% of revenue for nursing homes comes from Medicaid; 89% for long-term home health care
  - In last three years, nine separate State health care budget cuts have caused a net recurring loss for nursing homes and home care of \$1.5 billion a year. Cuts affect jobs and therefore quality of care suffers.
  - As of 2008, 62% of not-for-profit nursing homes in NY State were losing money on operations – some nursing homes have had to eliminate their dining rooms so patients only eat in their rooms
  - As of 2007, 48% of certified home health agencies in NY State were losing money on operations
  - Total workers in Manhattan nursing homes: approximately 11,000
  - Number of patients treated annually in Manhattan nursing homes: 18,000
  - Patients cared for at any given point in Manhattan nursing homes: 7,000
  - Medicaid operating revenue = 8% of Manhattan's overall economy
  - The federal stimulus bill provided NY State with close to \$1.1 billion annually in enhanced Medicaid payments, up to 12/31/10
  - New York was counting on \$1.1B to help close the budget gap in 2010-11
  - In August, at the Governor's request, the Legislature passed the Federal Medicaid Assistance Program (FMAP) contingency fund law, which authorized broad-based health care cuts assuming the feds would not provide the needed \$

- Congress and the President approved \$1.4B (\$600,000 for education), but the cuts were implemented anyway as of 9/16 – only five weeks after another budget cut was approved by the Legislature.
- The impact to Manhattan nursing homes is \$3.1 million
- CCLC has helped form the FMAP Coalition – over 160 organizations calling upon the State Legislature to repeal the law
- A bill has been introduced in the Senate, but not in the Assembly. This issue is not on the agenda for the special session expected to begin 11/15.

S. Simon: How do you respond to criticism that NY's Medicaid program is much more expensive than other states' programs?

H. Morik: NY pays for eyeglasses and dental care, things we consider essential for health care. In fact, these services will be provided under the new federal health care reform.

H. Morik proposed that the committee approve a resolution in support of the repeal of the FMAP law. Seconded by R. Vargas.

The motion passed by the following vote:

Committee Members	5-0-1
Public Member	1-0-0
CB 12 Member	1-0-0
Members of Public	5-0-0

- 3. Possible Resolution on Providing Hydrant Wrenches to Police Precincts** – This item was tabled until next month after S. Simon reported that he had spoken to DEP and to the police and that more research is needed.
- 4. Old Business** – I. Bing reported that he met with the principals of PS 18 and PS 278 and with senior EPA officials concerning underground contamination at the two schools in Inwood. He said the UFT hired an environmental testing firm to check the air quality in the schools. He contacted the administrative law judge in the Public Service Commission (PSC) proceeding on Con Edison's M29 transmission line project since 80 pages of the hearing transcript were devoted to this contamination issue. Both Time Warner and Con Ed, he said, admitted the contamination existed, and Time Warner was concerned it would migrate because of the excavation work to be done by Con Ed...The hospital parking was properly remediated; it was filled in and blacktopped.  
H. Morik: Is it harmful to the kids in school?  
I. Bing: Problem with vapor barrier; groundwater is contaminated. There are several sources of the contamination; it will last for 60-80 years. Because PS 278 is a leased site, there is no requirement for regular testing. Inadequate testing was done inside the school initially; a better method, summa canister testing, was done the second time. No danger was found to kids and teachers.  
H. Morik: What can be done?  
I. Bing: A vapor mitigation system should be used in the schools...EPA is compiling a database of all schools built on contaminated land.
- 5. New Business** – R. Vargas: organizing a town hall meeting at Harlem Hospital with Community Boards 9, 10, 11 & 12 to address health care cuts, "to give a human face to the issue." All Manhattan legislators will be invited. Reaching out to CBOs. Meeting probably will be held in early January before new Governor presents Executive Budget on Feb. 1.  
S. Simon: Pam North has appointed R. Vargas as CB 12's representative to the Harlem Hospital Community Advisory Board.  
B. Lehmann: Isabella is interested in having a high-pressure gas line to save on fuel costs. It would be a major improvement for the community and would be environmentally efficient. Isabella has been working on this idea for 4-5 years and has met with Con Ed, which wants to charge Isabella for cost of extending the line from 178<sup>th</sup> St. She will invite S. Simon and I. Bing to a meeting to discuss it further.
- 6. Mail** – PSC notice of proceeding to consider regulatory policies regarding smart grid systems and the modernization of the electric grid. I. Bing said he is in favor of the smart grid but that costs should not be passed on to consumers. He plans to attend the hearing and will report back.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,  
 Steve Simon



## **Land Use Committee Meeting – Minutes**

**November 3, 2010**

### **Committee Members Present**

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
Richard Allman  
Isaiah Bing  
James Berlin  
Tamara Rivera  
Steve Simon

### **Committee Members Absent**

### **Board Members**

Pamela Palanque-North

### **Public Members Present**

Vivian Ducat

**Guests:** David Brodherson, Gail Addis, Pat Courtney, Maria Espinal, Erick Lindsey – MBPO Planner, Linda Tigani – MAS, Nicole Lugo – MAS, Edwin Marshall – Department of City Planning

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1. The meeting was called to order at 7:15 PM
2. Land Use Committee Chair Wayne Benjamin stated that Angelina Ramirez, Executive Director of the Washington Heights Business Improvement District, called to request that she be reschedule to the December meeting of the Land Use Committee (“Land Use” or the “Committee”).
3. Chair Benjamin provided the Committee with an update on Columbia University’s Baker Field application. He advised the Committee that although November 5<sup>th</sup> is the deadline for Community Board 12-Manhattan (“CB12-M”) and the Office of the Manhattan Borough President (“MBPO”) to provide comments on this application, the Department of City Planning (“DCP”) will not begin its consideration of the application until later in November (DCP’s Edwin Marshall advised that he will present the application to the commissioners on November 29<sup>th</sup>) so there is still an opportunity for CB12-M to provide DCP with comments or a resolution that takes a position on the application (the resolution considered by the Board in October had a tie vote so the Board essentially has no position on the application). He also advised the Committee that the MBPO coordinated a conference call last week with representatives of CB12-M to discuss the application, the discussion concerning the application that occurred at the October 26<sup>th</sup> General Meeting and the resolution that was considered. The MBPO will coordinate a meeting later this month with representatives of CB12-M and Councilman Jackson, Councilman Rodriguez and other elected officials who represent Washington Heights and Inwood in an effort to get all parties on the same page and to provide DCP with a consensus opinion on the Baker Field application.
4. Carlos Rodriguez of the City Comptroller’s office was scheduled to meet with the Committee to discuss the draft recommendations made by the Comptroller’s Task Force on Public Benefit Agreements, but he did not attend the meeting. Ebenezer Smith was requested to follow-up with Mr. Rodriguez on this matter.

5. Edwin Marshall joined the Committee in a discussion of planning tools that community boards can use to address neighborhood and district-wide planning issues. Mr. Benjamin stated that he asked Mr. Marshall to review this subject with the committee because there was confusion at the October General Meeting concerning what a 197-a Plan can and cannot accomplish as well as how a 197-a Plan impacts ULURP applications. He further noted that the Committee, Mr. Marshall and representatives of the Pratt Center for Community and Environmental Development (“PICCED”) had a similar discussion during the January 2005 Land Use meeting and read from the minutes of that meeting. The planning tools outlined in the January 2005 minutes by representatives of PICCED include:

- A 197-a Plan, for comprehensive, long range issues that do not need to be solved now;
- A 197-c Plan, a local plan in which the community and city planning collaborate on a rezoning;
- A community-initiated report or white paper on a particular topic (e.g.; CB9 and the Harlem Piers-area); and
- An action strategy to deal with a particular issue (e.g.: illegal auto repair establishments in Corona).

In the January 2005 minutes, Mr. Marshall indicated that additional planning tools include:

- The Community District Needs Statement;
- The budget consultation Process; and
- The district Service Cabinet Meetings.

Mr. Benjamin continued his review of the January 2005 minutes focusing on comments made by PICCED representatives on 197-a Plans. Specifically, it was noted that the downside of 197-a Plans is that they take a lot of time and money to complete (based on a study conducted by the Municipal Arts Society the average 197-a plan takes seven years to complete and two years for the City to review) and are only an advisory document – they do not implement any recommendations set forth in the plan. It was also noted that a local plan of action such as rezoning, contextual zoning, landmark designation, etc. is quicker and less expensive to undertake than a 197-a plan. Other points in the January 2005 minutes include targeted 197-a plans tend to be more successful than less focused plans, a 197-a plan can help a community board to set priorities and build consensus and undertaking a district-wide planning study is an effective alternative to a formal 197-a plan.

Mr. Benjamin completed his review of the 2005 minutes and asked Mr. Marshall to provide further insights. Mr. Marshall stated that the discussion outlined in the January 2005 minutes touches upon the major points, that 197-a Plan as a planning tool takes the most time and involves the most work, and that Community Board 9’s 197-a plan took 15 years to complete. He also stated that planning efforts need not begin with the community board; residents can voice their concerns, get on the agenda for community board meetings, send letters to elected officials, undertake informal surveys, etc. He further stated that it is important to understand that there are short- and long-term issues, short- and long-term planning approaches and that the appropriate planning approach must be matched to the problem that is to be addressed.

The discussion continued and covered a range of planning-related topics. Mr. Marshall noted that Washington Heights and Inwood never experienced the level of abandonment as Central and East Harlem and that its planning goals will be influenced by these physical differences. Matters such as waterfront access and traffic calming were cited as examples of Washington Heights and Inwood planning issues. It was noted that planning efforts and documents should be flexible and that goals

and recommendations should be periodically revisited and refined. Erika Lindsey from the Manhattan Borough Presidents office stated that Community Board 11 and Civitas continue to refine the rezoning that was completed in East Harlem in June 2003. The Committee was referred to Civitas' web site for further information. The creation of new zoning regulations that encourage built-form that is more contextual with rocky terrain such as along Overlook Terrace and Hillside Avenue was also discussed.

6. CB 12-M Chair, Pamela Palanque-North updated the Committee on her meeting, earlier in the day, with Councilman Ydanis Rodriguez. She advised that Councilman Rodriguez stated that he is not against the Baker Field project but wants to work closely with CB12-M and Councilman Jackson to secure further concessions from Columbia. She also stated that Quadriad, the developers of a proposed project at Broadway and 190<sup>th</sup> Street, is interested in meeting with the Committee.

Members of the public also shared further comments on the Baker Field application and Columbia's responsiveness to neighborhood concerns. LU member Obie Bing expressed ongoing concern with environmental issues at Baker Field. LU member and Health and Environment Chair Steve Simon stated that the committee will take up the matter.

7. The meeting was adjourned at 8:50 PM.

Respectfully submitted by Wayne Benjamin