

**Community Board 12, Manhattan – General Meeting Minutes  
October 26, 2004 (Columbia University Alumni Auditorium)**

**Members Present:**

|                   |                         |                        |
|-------------------|-------------------------|------------------------|
| Dora Maria Abreu  | Martin Collins          | Glenda Swanson Massa   |
| Jackie Rowe Adams | Sybil Dodson-Lucas      | Jay Mazur              |
| Mason Almeida     | Luis Facundo            | Renato Mena            |
| Jacqueline Aristy | Peter Ferrara           | Helen Morik            |
| Anita Barberis    | Leslie Foster           | Dr. Pam Palanque North |
| Wayne Benjamin    | Beatrice Hall           | Julio Peguero          |
| James Berlin      | Fern Hertzberg          | Zead Ramadan           |
| Aidee Camacho     | José Lopez              | Julio Rodriguez        |
| Kotie Cannon      | Elizabeth Lorris Ritter | Nelson Rojas           |
| Emilia G. Cardona | Maria Luna              | Cleofis Sarete         |

**Members Excused:**

Rafael Beaumont  
Joyce Holland  
Mark Levine  
Rose Mary Santo  
Gloria Vanterpool  
Milagros Vicente

**Members Absent:**

Dr. Emmanuel Barrientos  
Barbara Smith Ramos  
Pablo Santos  
Sandra Wachspress

7:16pm **Quorum & Call to Order**

7:18pm **Motion to adopt agenda** (as amended) by Beatrice Hall; Wayne Benjamin seconded; no objection.

7:19pm **Motion to approve September minutes** by Emilia Cardona; Dago Suarez seconded; no objection.

7:20pm **Chair's Report**, Martin Collins, see attached report; note highlights:

- Public hearing tomorrow regarding a proposed new 440-seat K-8 school (not an early childhood center, as originally proposed) on Broadway between Academy & 204<sup>th</sup> Streets. Also there will be another hearing regarding a proposed 630-seat 31,000 square foot K-8 school at 268-284 Dyckman across from the Payson playground. Gave a brief update of a meeting with the Community Education Council on this issue, as well as several meetings throughout the community on overcrowding.
- Budget priorities: public hearing was well attended, with many people giving important testimony on what issues, programs and projects are important to them. Ranked 25 capital items and 40 expense items. Number one expense item was more police officers, followed by restoring six-day services in all CB 12 libraries, and increasing funding for HPD code enforcement & litigation, transportation for the elderly, and quality home care services for the elderly. Number one capital item is a new school at Broadway & 204<sup>th</sup>/Academy, followed by the acquisition of a new site for Gregorio Luperon High School, affordable housing (especially in Sherman Creek), day care centers, and senior center renovation/expansion/rehab.
- Assemblyman Espaillat had a series of town hall meetings regarding the Columbia University expansion and its impact on housing, jobs/economic development and education in WH/I.
- Search Committee update: 50 resumes submitted; hoping to complete all interviews by November, and have a special meeting in December to meet the candidates. Also announced an upcoming CERT community outreach roundtable, on 10/28.

7:30pm **CBO Presentation by Washington Heights/Inwood Coalition on Aging (WHICOA)**, Dr. Nelson Peralta & Fern Hertzberg. WHICOA seeks to improve the way of life of the elderly in WH/I. Primarily an advocacy organization. Membership includes all nine senior centers, large institutions, CBOs and several large businesses. Board includes representatives from these organizations as well as members-at-large from the community. WHICOA also publishes a community resource directory; provide transportation (over 30,000 round trips serving over 600 clients); coordinate local meals-on-wheels program; educational programs and internships with CU Schools of Nursing, Social Work and graduate and undergraduate programs; sponsor an annual legislative breakfast. Senior centers provide hot breakfast and lunch, case management, adult day care, adult ed, health education screenings and recreation. Areas of advocacy include: stopping the frozen meals-on-wheels program piloted in the Bronx; transportation accessibility; crime prevention and safety; access to health care and federal entitlements.

7:55pm **Presentation of the Dyckman Scholarships**. This scholarship initially was based on a bequest originating with the estate of Alexander Hamilton, and is awarded to four scholars (one for each class year) who live and attended high school in WH/I. It is always a pleasure to honor talented, smart young people. The following received scholarships: Vera Tseylikman, freshman; Brenda Cepeda, sophomore; Alexandra Hernandez and Katherine Paez, seniors. Each recipient made a few remarks of thanks, which served to reiterate what an inspiring group of young women is this year's winners.

8:05pm **Public Officials Reports:**

**Senator Eric Schneideman:**

- The priorities CB12 has set are quite in tune with his perception of community need.

- The area of the Bronx with the frozen meals program is in his district, and it is a disaster across the board. He is glad to know that the word is getting out against a program that was economical and working well for many, many years. Optimistic that Mayor will pull the plug on this pilot program.
- CU law school clinic with Alianza Dominicana and Northern Manhattan Coalition for Immigrants' Rights and Legal Aid to help immigrants with legal service needs.
- Spoke of the Nazi Holocaust refugee settlement in Sosua, DR, and the welcome they received there. A film documentary will be screened 11/9 @ 7pm at the Hebrew Tabernacle, in an event co-sponsored by Alianza Dominicana, the Nagle Ave. "Y", and the Israeli and Dominican Consulates.
- The MTA celebrated its 100<sup>th</sup> birthday (which is tomorrow) by announcing that it is broke. This can only be resolved with a State bail-out; the current fiscal crisis clearly resulting from NYS irresponsibility with regard to mass transit and lack of funding for same. NYCTA is the least-subsidized major city transit system in the world. A \$27 billion plan with a \$15 billion budget isn't a plan, it's a cry for help. To fund this "plan" the MTA proposes tremendous cuts, including (in this community) token booth closures such that many stations will have none, and the elimination of entire bus lines. Over 20% (soon to be 30%) of MTA fare goes to debt service. Due to the willful disregard by the State Legislature, which has entirely cut funding to the system. The fight is not actually with the MTA this time; it's with the Legislature.

#### **Councilmember Miguel Martinez:**

- Spoke briefly in support of Senator Schneiderman's comments regarding the MTA.
- Just obtained \$500k funding for 60 slots of childcare at Northern Manhattan Improvement Corp.
- Has \$1.5mil capital funding for childcare at CU at 179<sup>th</sup> Street. Need program funding for an additional 60-slot daycare center.
- Regarding overall DoE capital plan, it is commendable that CB12 for its success in getting a change from early childhood center to a K-8 facility, but encouraged the Board not to jump on every site that DoE/SCA may identify, as some may not be appropriate. Encouraged consideration of 33<sup>rd</sup> precinct.
- Spoke about Mayor's recent town hall meeting [on 10/18/04], which did not reflect accurately that the 33<sup>rd</sup> and 34<sup>th</sup> precincts are doing a good job with limited resources.
- Mentioned upcoming Halloween party [10/30 @ 2:30pm] at Our Lady Queen of Martyrs Church.

#### **8:30pm PUBLIC SESSION**

Maureen Young, Community Resident: showed a brief but compelling video re: attacks on guide dogs by unleashed or out-of-control dogs. This is a serious public safety concern, not only for service guide dogs, but also young children and the elderly. Ms. Young was directed to the Public Safety Committee.

Judith Rodriguez, Inwood Branch NYPL: announced upcoming programs, including a movie festival.

Ed Schoelwer, Lotus School of Music & Dance: spoke about plans for *Drums Along the Hudson*, which includes a pow-wow, crafts, dance, education and naturalist programs, and world music and dance performances, from nine different traditions of drumming. Would like to see this free festival grow in popularity and size, and serve as a seasonal bookend to the beginning of summer, much as the Medieval Festival in Ft. Tryon Park closes the summer. Asks for a letter of support from CB12, as well as the Board's help in getting the word out and making connections with potential volunteers from the community.

Anthony Castaldo, God's Love: We Deliver: prepares and delivers meals to patients who are seriously ill with HIV/AIDS. Asking for CB12's assistance in finding a location from which they can deliver food. Anyone with leads/suggestions, please call 212-294-8131.

Vivian Ducat, Community Resident: spoke in support of the resolution supporting the formation of a Greenmarket on 155<sup>th</sup> Street. Mr. Collins noted that CB9 recently had passed a similar resolution.

Dago Suarez, Project Faith/Alianza Dominicana: upcoming cut-a-thon at Bodré hair salon [4714 Broadway @ Arden on 11/7 & 11/8, noon-midnight]; \$25 adults, \$10 children. All proceeds benefit Project Faith programs for victims of domestic violence.

Edith Prentiss, Community Resident/WHICOA: the Mayor's 10/18 town hall meeting was in an inaccessible venue. There is no strategy for getting flu shots to high-need/high-risk populations. Spoke in support of NYC Council hearing on Intro 141 re: tax abatement, and other housing issues.

#### **9pm Reports from Representatives of Public Officials:**

34<sup>th</sup> Precinct Commanding Officer, Deputy Inspector James Kehoe:

- Thanked local business man (and Board member) Zead Ramadan for his efforts in obtaining community support to purchase six new bikes for each precinct.
- Community Affairs reached out to local stores re: not selling eggs to youth this week [in anticipation of Halloween].
- Eight summonses and four juvenile reports for bikes on sidewalks have been issued by the precinct in the last week.

- Crime down 15% this month but still there are increases in the YTD statistics, especially in robberies. Five homicides, which is down from nine; managing to make more arrests with fewer cops. Leading the Borough in issuing summonses.
- Noted the addition of "one-and-eight" (i.e., a Sergeant and eight officers) temporarily added through Departmental overtime; these are temporary additional staff through the Borough command, not a redeployment of existing 34<sup>th</sup> precinct staff.
- Thanked Bishop Walsh for beautiful memorial service in honor of fallen officer PO Michael Buczek.

Sybil Dodson-Lucas asked a question regarding the recent spate of purse snatching on Park Terrace East. DI Kehoe said that there are no witnesses, but he is working with the Parks Department on visibility issues related to tree overgrowth. Also mentioned recent arrests in Ft. Tryon Park for prostitution and public lewdness.

Roxanne Dodds, Manhattan Borough President's Office:

- Thanks for good showing at recent [10/4/04] MBPO training session. Special thanks to Jim Berlin for his workshop presentation on parliamentary procedure. The session was also an excellent networking opportunity for Board members to learn from each other in working through common issues.
- Recent "parent power" education workshop also a success, as was recent constituent services fair.
- Offered staff support from MBPO, particularly with regard to constituent services, as we work through this time with no DM.
- Dyckman job center and HRA job fair for those on public assistance will be upcoming, hopefully before Spring.
- Ongoing discussions with CB12 regarding additional funding.

Joe McNerny, for Councilmember Robert Jackson:

- School utilization rates were artificially lowered due to erroneous use of specialized areas in base rates of available space.
- Continuing to work with Chancellor on smaller class sizes, particularly for early grades.
- City Council is considering Intro 368, to increase safety by revising the building code, which has not been done in many years. Intro supported by National Fire Protection Assn., firefighters, ACORN, healthcare workers and electrical & plumbing unions.
- Projected FY '06 budget deficit is \$3.5 billion. Mayor is looking to cut \$600 million this year, which will translate into \$2 billion less deficit, though if the financial services and tourism industries continue their current rates of growth, we may stave off these cuts.

Mr. Benjamin asked a question regarding International Building Code vs. NFPA standards. A: NFPA has more support from more stakeholders and is a more collaborative effort as compared to the other proposed code.

Rafael Escaño, NYC Comptroller's Office: Spoke in support of meals-on-wheels; Controller wrote to DFTA Commissioner re: use of frozen meals in the Bronx. Also stressed the Controller's concern with and stand on transit issues. Shared an organizational chart by way of explaining the relationship between the Controller and Community Boards. Noted a drive to collect comfort items for US soldiers in Iraq.

33<sup>rd</sup> Precinct Commanding Officer, Deputy Inspector Jason Wilcox: Spoke of event marking 10<sup>th</sup> anniversary of split from 34<sup>th</sup> Precinct. Thanked local politicians, prior COs, community leaders and members of the community for joining in the event, and thanked local CBOs and businesses for their contribution of six new bicycles to each precinct. Noted that October is Domestic Violence Awareness Month; awareness is so important, and people have to know to not hide and to not be afraid to report these crimes. Also spoke about efforts to curtail Halloween mischief.

**9:30p COMMITTEE REPORTS**

Traffic & Transportation, Aidee Camacho: Presented two resolutions for street co-namings: SW corner of Park Terrace East & W 215<sup>th</sup> Street after John Patrick Burnside and W 169<sup>th</sup> Street between Ft. Washington Ave. & Broadway after Edith Kamiat. Both passed unanimously (31 votes) with no discussion. Made brief announcements of upcoming events and meetings. Mr. & Mrs. Burnside thanked the Board for its action.

**9:40p Parks & Cultural Affairs, Zead Ramadan:** Presented resolution to add a Greenmarket location at 155<sup>th</sup> Street, between Broadway and Riverside Drive. A few amendments with regard to fact and form were accepted as friendly. The resolution passed unanimously (30 votes) with further discussion. Announced upcoming meeting, including a public hearing in November to discuss the Parks Department's plan street-end parks at the Harlem River's edge on 202<sup>nd</sup> – 206<sup>th</sup> Streets. December meeting will host UMEZ to discuss funding mechanisms for artists and cultural programs in WH/I.

**9:45p Land Use, Wayne Benjamin:** December meeting will have a presentation by consultants on study area along Audubon commercial area. The focus is to get public input, though Board members also are encourage to attend and participate.

**9:47p Aging, Sybil Dodson:** referred all to October Committee minutes. The Committee is following up on the issue of frozen meals-on-wheels, as well as transportation and Medicare funding.

**9:50p Housing & Human Services, Jaqueline Aristy:** referred all to October Committee minutes. Of particular note:

- Budget expense priorities were taken substantially from HPD input; pleased that several of these were ranked by the Board.

- New housing development on Nagle Avenue: 100 units and 12,000 square foot ground-floor commercial space, which could be used possibly for an early childhood center.
- November meeting will feature a speaker from the WH Coalition Against Domestic Violence. Would like for the Committee to work with this organization on community outreach and education efforts.

9:55p Health & Environment, Steve Simon: next meeting will focus on a resolutions regarding the closing of Manhattan's VA hospital, and a discussion of CU's policies for health and safety inspections of their laboratories.

9:57p Economic Development, Julio Peguero: Reviewed and approved ten new applications for liquor licenses.

9:58p Planning Task Force, Luis Facundo: announced date of upcoming meeting.

9:59p Executive Committee, Martin Collins: there was a brief discussion regarding rescheduling the 11/9 Executive Committee meeting so as not to conflict with the Sosua documentary event. The meeting was moved up to 6pm.

There were no reports from the Youth & Education and Public Safety Committees, or the By-Laws Task Force.

10p **New Business:** Helen Morik briefly addressed failed federal government policy which resulted in the 'flu vaccine shortage. NYPC is working with HHS Secretary to get vaccine for this community. Also raised the issue of elected officials addressing the Board. These speeches should be limited to public officials, or only brief presentations of specific announcements. In the past, when she worked for a Congressman and represented him at CB meetings, it was her job to listen, not to talk.

10:05p **Motion to adjourn** by Julio Rodriguez , seconded by Mr. Benjamin.

Respectfully submitted: Elizabeth Lorris Ritter, Secretary

## HEALTH & ENVIRONMENT COMMITTEE MINUTES – October 5, 2004

### COMMITTEE MEMBERS PRESENT

Steve Simon, Chair  
Helen Morik, Asst. Chair  
Emmanuel Barrientos  
Sybil R. Dodson-Lucas  
Barbara Smith Ram6s

### PUBLIC MEMBER ABSENT

Basilia Gomez

**GUESTS :** Catherine James, Tony Phillips, Marvin Jones – Self-Advocacy Association of NYS; Edward Daniels-Incarcerated Veterans Consortium, Inc.; Nelson Castro - Community Premier Plus; Gerald Helland, Nicole Evatt - NYU journalism students.

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1. Steve Simon, chair, opened the meeting at 7:15 p.m., announcing that the representative of Columbia University Health Sciences who was scheduled to speak about its policies and procedures concerning the health and safety inspections of its laboratories called this afternoon to cancel and is expected to attend next month.
  2. **Ranking of Expense Budget Priorities** – The committee reviewed Martin Collins' notes from the district-level and borough budget consultations with the Departments of Health & Mental Hygiene, Sanitation and Environmental Protection and then had an extensive discussion of the nine budget priorities from FY '05. Several changes were made to include requests for increased staffing for the Dyckman Family Health Center, for funding for the Lead-Safe House operated by the Northern Manhattan Improvement Corp. and for education concerning the improper disposal of household garbage in street litter baskets. It was agreed that the hiring of additional Sanitation workers, including street cleaning personnel, should be elevated to the committee's #1 priority, especially in light of Commissioner Doherty's indication that he could use our support for this request.
  3. **Presentation by Self-Advocacy Association of NY State** – Catherine James, director, explained that this organization, which represents those with developmental disabilities, grew out of the closing of the scandalous Willowbrook institution on Staten Island, which warehoused the disabled and did not provide them with life-affirming services. SAS is a statewide organization that assists residents of group homes and developmental centers. It has a speakers bureau that sends people to schools, religious groups, etc. Its funding comes from the state. Its board members all have disabilities.  
Tony Phillips, a board member, spoke eloquently about how "the disabled have the same needs and wants of other people and want to be treated the same way as everyone else in the community...we have something to offer." He said that SAS wants to build a partnership with the community boards and said the boards could help with one particular problem faced by the disabled – sidewalk ramps (curb cuts) that are unsafe, especially for those in wheelchairs. He said that some curb cuts are either too deep or too narrow and that sometimes they are not on both sides of a street. (James said that SAS has found that one-fourth of all curb cuts are not safe.) The committee encouraged them to report such curb cuts to the boards or to 311 so that the problems could be fixed.  
Phillips also spoke about how some TV shows make fun of people with disabilities – "we try to teach that everybody is human." He also explained that the disabled resent being called "handicapped" because that word is based on the slur that they all use a "handy cap" for begging.
  4. **Presentation by Edward Daniels, Incarcerated Veterans Consortium** – Spoke about the threatened closing of the Manhattan V.A. hospital on the East Side. He said that the Veterans Administration has claimed that a "realignment" of its hospitals is necessary for increased quality of care, but "they can't do it by closing hospitals." He said the Bronx V.A. hospital is also in jeopardy. He pointed out that it is particularly inappropriate to consider closing V.A. hospitals while U.S. armed forces are at war and "7,000 people have come back with missing limbs, post-traumatic stress disorder (PTSD), etc." If these hospitals closed, veterans would be forced to use other hospitals that are not accustomed to dealing with the kinds of multi-symptom conditions they have. He said that in response to protests over this plan, the V.A. announced it would do a feasibility study, but he questioned whether it would be done if the President wins re-election. He said the V.A. has started reducing out-patient services, eliminating the PTSD clinic. He is working with other groups and elected officials on a letter-writing and lobbying campaign. The committee agreed to draft a resolution in support of keeping open the V.A. hospital and preserving its vital services.
  5. The committee reviewed its mail, and the meeting was then adjourned.

Respectfully submitted,

Steve Simon

## COMMITTEE FOR THE AGING MINUTES

October 19, 2004

### COMMITTEE MEMBERS PRESENT

Sybil R. Dodson-Lucas, Chair  
Fern Hertzberg, Asst. Chair  
Leslie Foster  
Glenda Swanson-Massa  
Bishop Gerald Walsh  
Gloria Vanterpool

### COMMITTEE MEMBERS ABSENT

Nelson Rojas

### PUBLIC MEMBERS

### BOARD MEMBERS PRESENT

Martin Collins, Chair, CB12

### Deborah Blow, Community Associate

### GUESTS

Consuelo McLaughlin-NOMASS-NEURO Inst., Julianne Rich-AARP NY, Russell Schmid-NYCT/Access -A-Ride, PO Ana Lowery, Emily Lopez-33<sup>rd</sup> Pct. Community Affairs, PO Frank Rijo-Patrol Borough Manhattan North-Community Affairs, Zhanna Babayene-YM-YWHA, Marilyn Pacheco-Isabella Geriatric Center, Sara Jacobson-Jewish Community Council of WHI, Paula O'Gorman-Homecare, Cecil Levinson-Resident, Ethel L. Stoll-Resident, Mary Jones Springer, Norma De Candido, Zamira Setaro-Con Edison, Rose Mary Cortez-Health Outreach

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Sybil R. Dodson-Lucas opened meeting at 10:15am.

Presentation by Julianne Rich, representative from AARP on Medicare's new prescription drug coverage and other issues in the Medicare Modernization Act of 2003. Discussion of \$35 mo premium, "donut hole of \$3300 per yr." Catastrophic costs. Brochures attached. Very high advocacy for EPIC and its NY State benefits.

AARP is behind the regulations for assisted living bill. Grandparents raising grandchildren needed more rights in a caregiver consent bill. Bulk purchasing bill for medications introduced by Senator Golden. AARP opposed medicaid cuts. AARP does not get involved with local issues, but will look at legislation at the city Council level. Work with NYS Kinicare Coalition re: grandparents raising grandchildren. Contact number (212) 407-3726.

Extensive notions of self-reliance of elderly as one continues to focus or depend on government.

Carol Zwick-MTA presentation, customer relations for Paratransit and colleague Russell Schmid (Marketing). Neither aide-based nor age-based benefit. 3,000,000 trips; 12,500 trips daily; and 1,000 vehicles, 6,000 trips on weekends. Don't deny any trips. Also can now subscribe for 1X per week trips. 1-2 days in advance for a trip. Better to call between 11-12pm. All trips are \$2.00.

- Need for more public seating when waiting, Issues of lateness/where is the vehicle?

Russell Schmid will be pleased to make marketing presentations.

Budget review and priorities

Capital renovation of senior centers

Expenses #1 transportation, #2 homecare services - HRA, #3 homecare services-DFTA

Note: draft letter to Councilmembers and CB's around NYC re: cost of living adjustments for salaries

Meeting adjourned 11:40am

The next committee meeting will be held on Tuesday, November 9, 2004

Respectfully submitted by Fern Herzberg

**Parks & Cultural Affairs Committee  
Informational Meeting Minutes  
October 05, 2004  
(Church of the Intercession)**

**MEMBERS PRESENT**

Zead Ramadan, Chair  
Elizabeth Lorris-Ritter  
Dago Suarez  
Beatrice Hall

**MEMBERS EXCUSED**

Emilia Cardona, Assistant Chair

**BOARD MEMBERS PRESENT**

Steve Simon

**STAFF MEMBERS PRESENT**

Miguel A. Reyes,  
Community Associate

**GUESTS**

Orville Davis, Peter Meyers, Rhonda Tatiaferro, Ciao Ryan, C.J. Hurst, T. Hartman, Sarah McGregor, Thelma Bryant, Myrna Thomas, Veronica Thompson, Merran Suartwood, Vivian Ducat, Ray Segal, Anthony Weaver, Ann Jones, Bruce Hrnjrz, Daisy Brudever, Bilisia Nicasio, Ellen Silverman, Robert Aububel, Kirsy Morales, Rita Singh, D. maher, Kerin Maher, Elizabeth Wendy, Tibel Gooder, Kareem Torky, Ana Collado, Emilia Michel, Tiffany White, Stacey Fleischer, Jawis Williams, Jean Scott, Kathleen Rudin, Dulce Saldana, Carmela Saldana, Milagros Saldana, Venemenicio Lora, Christine Wade, Rola Garcia, Veda Simmons, Diana Solomon-Glora, Andre Solomon-Glora, Jared Ingersoll, Insun Wod, Romeo Gobbs Jr., Andre Bachrach, Des Mathews, Wigva Soldana, Juana Tavaras, D. Carrinon, Arthur M. Julia Hammitt, Theresa C., James Nubile, Harriet Gene Bailer, Joseph Smith, Virdelle Scott, Linda Anderson, Laura Norwitz, Bruce Dennis, Sylvia Esteves, Elyn Marshall, Elba Galvan, Jennifer Morgan, Gilen I. Geny, Lisa Muever, John Oldweller, Stacy Baer, Marie Hiravle, Viana Mullon, Ramona Mena, J. White, Julia Douglass, Laura boroman, Athineos, W. M. Cain, William Cain, V. Vandepanne, B. Anthony, Alexej Steinhardt, Ruz Mulloy, Gwen McDontook, Isabel A. L. Grivell, James Swamov, Nynne Rosenkrank, Rafaella Capellan, Mariapaola Sutto, Donna White, Emilio Carril, Jakeb Von Moltke, Ricardo Lewis, Joan maley, Mary L., Fred Rosenthal, Lisa Silverman Meyers, Jane McGee, Julio Batista, Earnestine Temple, Seura G. Kidane, J. A. Winfrey

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The Chair started the public hearing at 6:00pm. He made an appeal to the community residents to come to Community Board 12 on 10/19/04, to let their voices be heard on how fiscal Year 2006 Budget Priorities should be ranked.

The Chair introduced Tom Strumolo, Director, Green Markets. Mr. Strumolo, said there was a proposal for a Greenmarket in Audubon Terrace. The proposed site location is W. 155<sup>th</sup> street between Broadway and Riverside. Mr. Strumolo said that Greenmarkets had been around since 1976. The first being the 14<sup>th</sup> Street Market that now operates four days per week. He passed around pictures of the latest Greenmarket (on Isham Street).

This Greenmarket - if approved will open next year around June/July to Thanksgiving/Christmas on Saturday (from 8:00am—4:00pm). Questions pertaining to parking and access to the Cemetery were raised – there addressed to the satisfaction of the audience – there were various traffic alternatives to 155<sup>th</sup> St. -eastbound. The Chair informed the audience that all issues concerning the South side of the street would be forwarded to CB9, but that we would inform them of our support and that we will work with them in any way to ensure that this Greenmarket is attained at this site.

The community raised a number of other questions that Mr. Strumolo readily answered.

Steve Simon, CB12 member and a neighborhood resident said the Greenmarket was an excellent idea and we should move forward with it.

|                        | Yes | No | Abstain |
|------------------------|-----|----|---------|
| The Committee          | 4   | 0  | 0       |
| Community Board member | 1   | 0  | 0       |
| Public                 | 110 | 0  | 0       |

## Land Use Committee Minutes – October 6, 2004

### Committee Members Present

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

### Committee Members Absent

Julio Rodriguez(traveling)  
Pablo Santo

### Board Members

Martin Collins.

### Guests

Walter D. Algarin, Emily Sharrac, Ethel Sheffer-Insight Associates, Edwin Marshall-City Planning

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1. The meeting was called to order at 7:15 pm.
2. Insight Associates (Ethel Sheffer) reported on its progress with consultant services related to the Audubon Avenue / Amsterdam Avenue Study. It was indicated that Insight's objective is to be sufficiently advanced with data collection and analysis to permit CB 12 to host a workshop in November to obtain public comment. To-date Insight has undertaken data collection, street observations and photo documentation. Additionally, it has obtained initial information on retail rents and activity and drafted a shopper questionnaire. The photo documentation provides images of individual stores, not just building/block fronts. The type of store in the Study area is predominantly food/deli/bodega followed by nail salons, beauty/hair salons, etc. Some information on stores has been requested from City agencies (Consumer Affairs, HPD, Department of Buildings, City Photo Archive, etc.) to help determine their legal zoning status. Street observations include discussions with merchants, brokers and the Audubon Partnership. Additional discussions with merchants and initial shopper surveys will take place before November workshop. It is envisioned that the workshop will include a visual presentation of the Study Area's existing conditions and characteristics, identification of some of the planning issues/problems, and a summary of alternate zoning/land use options. The participants will then form small groups to discuss the materials presented and brainstorm potential responses. At the conclusion of small group discussions, the participants will rejoin the large group to share ideas, rank priorities and fill-out survey/questionnaire forms. Some of the data to be presented will compare the study area (generally census tracts 261, 269 and 253 - although the study area boundaries and the census tract boundaries do not align perfectly), to CB 12 and the City as a whole. Initial demographic data summarized reflects the following:

- From 1990 - 2000 the study area experienced an increase of 301 new units of housing.
- Tenure of Households in the study area is 10.5 years, 9.2 years citywide.
- Households renting their units is 98% in the study area, 93% citywide.
- Households paying more than 50% of their income in rent is 26% - 33.5% in the Study area, 25.8% in CB 12, 20% citywide.
- Crowding, measured by more than 1.5 occupants/room, is 16% - 20% in the Study Area, 14% in CB 12, 6% citywide.
- Poverty rate is 29% - 37% in the Study Area, 29.8% in CB 12, 20% citywide.



3. The Department of City Planning's Technical Guide for 197-a Plans was distributed. Mr. Benjamin advised that he downloaded the document from DCP's website and shared it with CB 12 Chair Martin Collins who suggested that it be provided to all Board Members for their review and reference. Edwin Marshall advised that DCP has a team that makes presentations on the 197-a Plan process; CB 12 can take advantage of this resource to better understand the 197-a process, benefits and disadvantages.
4. Committee Members were provided with the draft Community Planning Goals and Objectives that were initially discussed by the LU Committee at its March 2004 meeting. These goals and objectives are intended to provide a framework for pursuing additional, district-wide, neighborhood planning studies similar to the Audubon Avenue study. It was agreed that the Committee would review the material provided and be prepared to discuss and revise it at the November 2004 LU Meeting.
5. Summary information was distributed on the Edgecombe Avenue Correctional Facility site (611 Edgecombe Avenue, between 163<sup>rd</sup> Street and 164<sup>th</sup> Street). Mr. Benjamin advised that CB 12 Chair Martin Collins requested that the LU Committee look into the potential reuse and redevelopment options for the site should such become available. Edgecombe is a NYS minimum-security correctional facility. It is housed in the former the Saint Lawrence Hospital, renamed the Mother Cabrini Memorial Hospital, and provides work-release, day-reporting and drug treatment for approximately 413 male inmates, 16 years of age or older, nearing release. Further information on operations, census, and any plans that NY State government may have under consideration for relocation or consolidation of services is required. The site, roughly 44,000 square feet, is under built based on current zoning (R7-2) which would allow as-of-right a mixed-use (residential and community facility) building of up to approximately 284,000 square feet (approx. 150,300 sf of residential and 133,700 sf of community facility space). Community facility uses generally permitted in R7-2 zones include educational uses, libraries, nursing homes, health-related facilities, community centers, medical office centers, non-profit institutions, etc.
6. The minutes of the July 7, 2004 and the September 1, 2004 LU Committee meetings were approved.
7. Mr. Collins reminded the Committee members that CB 12 is hosting a public hearing on Tuesday, October 19<sup>th</sup> to obtain public comment on budget priorities for FY 2006.
8. The meeting was adjourned at 9:15 pm.

Respectfully submitted by: Wayne A. Benjamin