

**CB 12 Housing and Human Services Committee**  
**December 1, 2022**  
**MINUTES**

**CO-CHAIRS:** Emily Marte, Marielle Ali

**BOARD MEMBERS PRESENT:** Bruce Robertson, Jay Baez, Ayisha Oglivie, Richard Allman, Kimberly McCoy, Michelle Lee

**BOARD MEMBERS ABSENT:** ??

**PUBLIC MEMBERS:** N/A

**GUESTS:** Adriana Cabrera (DOB), Randall Toure (Riseboro), Maria Viera (Riseboro)

**STAFF:** Shinelle Paniagua

Co-chair Emily Marte called the meeting to order at 7:11PM

Moment of silence

Moment of silence for Sally Fisher- member of CB 12 who recently passed away.

Inwood project

Taken out of agenda, they will present in Feb 2023.

Discussion with Department of Buildings: After Hours Variances with Adriana Cabrera DOB

DOB: Letters from CB 12 are a courtesy and not required, but they still need to go through DOB website to request permit.

DOB: Weekday hours are 7AM Monday to Friday until end time, 7PM is max. Weekend likely from 8AM to 5PM if they get permit.

DOB: Once developer gets after hours work permit, they need to follow procedures. If they are making too much noise or working outside those hours, then permit could be cancelled. Some equipment that they are not allowed- will send more info.

Emily: We give a letter of support, could we ask for a trial run?

DOB: If they call 311, then they send an inspector to see what's going on, and DOB will take it from there. Developer can get a summon if they don't follow the rules. Complaints to DOB come from tenants in the area or CB's.

Kimberly: How many 311 calls do they need to get before shutting down?

DOB: 1-2 days to come to see the reported issue, give a summon to the developer. They need to fix the problem when certain time (2-3 weeks to months), otherwise more tickets and summon. If they get a violation, they are supposed to stop working until problem is fixed.

Ayisha: If they are already not following the rules, how does that affect variance request?

DOB: Once they submit form for variance, going to take time because they need to show what type of equipment they will be using. If they don't follow rules and DOB gets complaints, they would get summons. Variance takes 1-2 weeks. If they already have summons, need to provide certification of correction.

Jay: Time frame for variance? What if they are working past hours granted?

DOB: No time frame or renewal for variance. If they get a lot of complaints for after hour variance, then could stop the construction. People need to report it, and then DOB inspector will come and check. Not sure how they get a certification of correction—will check and get back to Marielle. Inspectors come unannounced.

Richard: I don't think this is an issue the community board should be taking on. I don't think we have the tools to evaluate a developer's finances.

DOB: The letter doesn't serve us at all.

Jay: What should tenants do if they want to make a complaint? We don't need to take a vote.

DOB: Community board can also reach out to DOB to make a complaint in addition to 311.

Marielle: Point for the record, other CB's have been experiencing the same thing where developers coming to CB's for letters of support for after-hours work variances.

Ayisha: We could set a precedent, communicate as an agency to another agency.

#### Review of RiseBoro 37 Hillside Avenue After Hours Variance Request

Randall Toure (Riseboro): Last meeting, board tabled the decision waiting on DOB. Still want to work with CB and neighbors. Still want Saturday hours for interior work. CB wanted clarity from DOB. Will step aside and let CB deliberate.

Michael Wolfe (25-35 Hillside residents): What is excessive noise and how is it measured? What time does inspector come?

DOB: They come with machine to measure the noise. Decide whether to issue summons.

Michael: What decibel level is excessive? Marielle will follow up.

Keith: Trucks and equipment coming in all day, parking being taken, residents already complaining. Outrage at Saturday variance. People don't complain because they think they have no power.

DOB: When making a complaint, let DOB know when the activity is occurring so they can come at this time. Email Adriana with questions.

Email communications to Michelle Lee: One communication from individual asking CB to vote NO shared video with dates and hours at 8pm. And info developers working past approved

hours and already received about 12-14 violations. Some work happening before 7AM. Another community member who doesn't live in the area, asking CB to vote NO.

Michael and Randall: Currently no meetings between RiseBoro and 25-35 Hillside residents.

**Vote on after-hour letter of support for 37 Hillside Avenue After Hours Variance Request: YES, to support and NO to oppose.**

Bruce: No

Ayisha: No

Kimberly: No

Michelle: No

Richard: No

Jay: Yes

Marielle: No

Emily: No

**Does not pass**

Discussion with Department of Buildings: Status of 705 and 709 West 170th with Adriana Cabrera DOB

DOB: 2 buildings mentioned do have violations and have not yet submit certificate of corrections. Until they do that, they cannot do any work. They have a lot of summonses. Anyone in community can go to DOB NOW or DOB Portal and use link to check address of building to see more info: <https://a810-bisweb.nyc.gov/bisweb/bispi00.jsp>

Ayisha: What does DOB do if the landlord does not address DOB's certification of corrections in a timely manner? How long does landlord not comply before DOB steps in?

Rats in common area and basement and trash area. Electrical issues. Personally, knows people who live in this building. Homeless people living inside building. Front door glass replaced by wood door, safety issue. Roof issues. Boiling room flooded. No heat and water often. No super and they send maintenance workers that do shoddy repairs.

DOB: Can do a 311 complaint but need to send pictures to DOB so they can send inspector. Call Dept of Environmental Protection to report rat issues. Not sure when HPD can step in and take over the building from the landlord- will check and get back.

Ayisha: (shares pictures from building) Man lying in common area of stairwell. Door with glass panel replaced with wood. Tenants funding camera near front door. Tenants are working with legal services about future legislation to take over the building. Non-standard lock on front door. Heat and hot water complaints. Feces in common areas and in 705, septic was overflowing. Absentee landlord in California.

Jav: Looking at DAP portal, can search address and sell sales, financing, and violations. 709 W 170<sup>th</sup> have had 751 violations, 356 are still open, 90 are class E (hazardous, needs to be fixed in 24 hours).

Emily: Public comment about running out of oil every 2 weeks.

Psiquis (709 tenant): It's been years. Right before pandemic happened, landlord stopped answering calls. They put too little in boiler, lack of heat and hot water (a week to a week and a half). Tenants paid for oil and replaced locks and cameras themselves, also clean the building. Both buildings people have elderly people and kids. Shut off one email so we couldn't email them. 311 complaints, had to call fire department to get out. Homeless people. It's been years. Ceiling fell on child, open walls.

Oswaldo (705 tenant): Landlord would rather have city make the fixed versus them. Leaks affects other tenants below. Apartment 32 had a hole for 6 months, because they had city fix it. Coming home and don't know if there's heat or hot water. Hope they can be escalated, and city can take over.

DOB: Please send the photos documenting issues. Adriana will meet with supervisor and deputy commissioner to correct these problems because building needs to be taken away. Please get involved with their elected officials.

Emily: 709 not in (alternate enforcement program) AEP program but should be considered.

Ayisha: Know of 4 apartments empty for 10 years.

Jay: Best way to get agencies to respond is to go to your elected officials and make them do a press conference on the conditions of building to get attention.

## Old Business

### *Use of space at Fort Washington Armory*

Mariel: Do not have a date yet. Invite stakeholders and possible experts. What could it look like? E.g., Panel discussion then open to public.

Ayisha: Has ideas about who should attend-- public health officials, city planners, programmers e.g., senior programmers, elected officials, agencies responsible for this building e.g., procurements and contract agreements and law, Department of Homeless services, Parks, neighborhood advisory boards. Look at district needs for what things need space. Need a "Save the Date".

Emily: Community organizations need to be present; we need to tell community about it.

Mariel: 10-15 minutes for each stakeholder and back and forth with public. Get action steps. Mariel will follow up with plan: save the date, communication plan, hybrid.

Michelle: Should be structured. Have some pre-written questions. Hybrid would be good.

### *Alternate Enforcement Program*

Mariel and Emily are back in touch with HPD contact. Looking to have a rep join in Jan about buildings that fall in AEP.

### New Business

#### *International Human Rights Resolution*

Mariel said Dec 10 is Human Rights Day. We should localize what's happening at the UN. Encourage all forms of governments to think about sustainable development goals, aim to address extreme poverty. Will present draft resolution to executive committee. Ayisha asked if Mariel will present it in the future with context of how these fit in our community.

#### *Fires in our district*

Ayisha asked about advocacy for residents in those buildings when they experience fire? 220 Audubon fire- landlord told residents that they had 72 hours to salvage anything in these apartments.

#### *Rats and Dept of Sanitation*

Waiting to hear back from Steve to work together on it. Read the CB4 doc.

#### *WeAct for Environment Justice*

Sat Dec 3 10AM in person meeting, 454 W 155<sup>th</sup> St

The Meeting was adjourned at 9:56PM.