

Community Board 12 Licensing Committee

Minutes, September 11, 2013

Committee Members Present: Aldemar Diaz (Chair), Shah Ally, Michael Diaz, Edith Prentiss, Maceo Raysor, Angela Sanchez, Luis Tejada, Anina Young

Committee Members Excused: Elizabeth Lorris-Ritter

Committee Members Absent: Rolando Cespedes, Ulises Noboa

CB12 Members Present: George Fernandez (Chair); Ariel Ferreira

CB12 Staff Members Present:

Community Members Present: Gabriel Dominguez, Juana Lozano, Pedro Arias, Jairo De La Paz, Ramon Martinez, Clelia Carrauzo, Silvia Duran, Jimmy Lee, Ramon Jimenez, Omara Reyes, Jesus Gonzalez, Yidi Lin, Christina Perez, Venancio Gonzalez, Hai Chen, Nick Mahieu, Mike James, David Hunt, Spiro Kartsonis, Carlos Guzman (NYC Small Business Services)

A. Welcome and Opening Remarks: Aldemar Diaz, Committee Chair

B. State Liquor Authority Renewal Licenses

Club Liquor License

1. Club Deportivo Dominicano of New York Inc. - 2088 Amsterdam Avenue, (at the corner of W. 163rd Street.)

Owner/Representative	Ramon Jimenez, President
Type of Establishment	Private Sports Club
Hours of Operation	Monday-Thursday, 5pm-11pm; Friday, 5pm-2am; Saturday, 1pm-3am; Sunday, 1pm-1am
Tables/Chairs	21 tables, 290 chairs, indoor only
Music	Laptop only
Security Cameras	11 (4 outside, 7 inside)
Security Personnel	2 volunteer NYS-licensed security guards
ADA Compliant?	Yes
Employees	
Capacity	299
Emergency Exits	2 (One in front and another in back of building)
Restaurant Letter Grade	N/A
33rd Precinct	No objection
Community Comments	None

Stipulations	None
Notes	
Committee Vote	Committee: 6-0-0

Alteration Application License for Method of Operation

2. Pasapalos Inc. dba Marcha Cocina Bar - 4055 Broadway, (at the corner of W. 171st Street.)

Owner/Representative	Jairo De La Paz, Owner
Type of Establishment	Tapas Restaurant
Hours of Operation	Sunday-Wednesday, 11am-midnight (currently 11pm); Thursday-Saturday, 11am-3am (currently midnight); last call 30 minutes before closing time.
Tables/Chairs	16 tables, 32 chairs, 8 bar stools
Music	iPod
Security Cameras	16 (2 outside, 14 inside)
Security Personnel	None
ADA Compliant?	Yes
Employees	8 (4 part-time, 4 full-time)
Capacity	40
Emergency Exits	1
Restaurant Letter Grade	A
33rd Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	6-0-0

On-Premise Liquor License

3. Caridad Cafe 207 Inc. dba El Rey Del Bistek & Caridad Restaurant - 565 W. 207th Street, (bet. Vermilyea & Sherman Aves.)

Owner/Representative	
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	

ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	The owner of this business was not required to appear before the Committee for this renewal license, and chose not to do so. The record of the previous application for this license shows no objections from any party.
Committee Vote	4-1-1

4. El Rancho Los Compadres Corp. - 110 Sherman Avenue, (bet. Dyckman & Academy Sts.)

Owner/Representative	Venancio Gonzalez
Type of Establishment	Latin restaurant
Hours of Operation	11am-4am
Tables/Chairs	14 tables, 56 chairs
Music	DJ on weekends
Security Cameras	1
Security Personnel	1
ADA Compliant?	Yes (Entrance and 1 of 5 bathrooms)
Employees	4
Capacity	180
Emergency Exits	2 (1 in front, 1 at rear)
Restaurant Letter Grade	B
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	6-0-0

5. Bleu Evolution Bar & Rest Corp. -806-808 W. 187th Street, (bet. Pinehurst & Ft. Washington Aves.)

Owner/Representative	Jesus Gonzalez
Type of Establishment	Indian/Mediterranean (Italian) Restaurant

Hours of Operation	11am-midnight, Sunday-Thursday; 11am-12:30am, Friday & Saturday
Tables/Chairs	35 inside, 35 outside
Music	iPod
Security Cameras	16 (all inside)
Security Personnel	None
ADA Compliant?	Entrance only
Employees	7
Capacity	70 (35 inside, 35 outside)
Emergency Exits	2 (1 in front, 1 at rear)
Restaurant Letter Grade	A
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	5-0-1

6. Agua Roja Bar & Restaurant Corp. dba Agua Roja Bar & Restaurant - 220 Nagle Avenue, (at the corner of Academy St.)

Owner/Representative	Gabriel Dominguez
Type of Establishment	American Bar & Restaurant (Wraps, salads & burgers)
Hours of Operation	4pm-4am, last call at 3:30am
Tables/Chairs	18 chairs, 8 tables
Music	iPod, DJs (Thursday-Saturday night, 10pm-4am)
Security Cameras	3 (1 inside, 2 outside)
Security Personnel	2, NYS-licensed
ADA Compliant?	Yes (ramp at front entrance and accessible bathroom)
Employees	9
Capacity	74
Emergency Exits	Front entrance only
Restaurant Letter Grade	A
34th Precinct	Not recommended; previous arrest for assault at this location, which was submitted for nuisance abatement. Mr. Dominguez explained that the altercation occurred outside the business when a patron was attacked by an individual from the housing projects across the street who was not a patron. The owner states that in response to this event, as requested at a meeting with the Precinct, signage has been posted regarding loitering and IDs are now scanned at the entrance.

Community Comments	
Stipulations	None
Notes	
Committee Vote	3-0-3

7. Villa Patron Inc. - 104 Dyckman Street, (at the corner of Nagle Avenue.)

Owner/Representative	Ramon Martinez, Representative
Type of Establishment	Restaurant & Bar (Finger food & appetizers)
Hours of Operation	Weekdays, 6pm-4am; weekends, 3pm-4am (Last call at 3:30am)
Tables/Chairs	12 tables, 60 chairs
Music	iPod & DJ (8pm-11pm)
Security Cameras	11 (2 outside, 9 inside)
Security Personnel	3 on weekdays, 4 on weekends, all NYS-licensed
ADA Compliant?	Ramp at door, accessible bathroom
Employees	21
Capacity	125
Emergency Exits	2 (front & back)
Restaurant Letter Grade	
34th Precinct	Not recommended; complaints of underage drinking in early 2013 and submitted for nuisance abatement. The owner claims that this was not mentioned when he attended a meeting of the Northern Manhattan precinct commanders, but that he did fire the individual that had been arrested for the sale of alcohol to minors
Community Comments	
Stipulations	TIPS training for employees. No stipulation has been signed; when the Licensing Chair contacted Mr. Martinez regarding the signing of the same, he informed the Chair that he had registered his employees for TIPS training with rservering.com and will present proof of registration prior to the general meeting.
Notes	On 09/23, Mr. Martinez informed the Licensing Chair that he had registered his staff for TIPS training and agreed to present proof of registration before the general meeting. The Chair confirmed with the 34 th Precinct Community Affairs Office that although there had been complaints about disorderly conduct outside the business, underage drinking was the only reason for the objection. (A parent whose child came home intoxicated informed the Precinct that the drinking had occurred at the establishment.) If TIPS training is obtained for employees of the business, the Precinct does not object to the application.

Committee Vote	4-0-3
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8. 4060 Broadway Restaurant Inc. dba Aquamarina - 4060-4066 Broadway, (at the corner of W. 172nd St.)

Owner/Representative	Omara Reyes, Owner
Type of Establishment	Italian Restaurant
Hours of Operation	Sunday-Thursday, 11am-11pm; Friday & Saturday, 11am-midnight
Tables/Chairs	12 tables, 30 chairs
Music	iPod
Security Cameras	2, inside
Security Personnel	None
ADA Compliant?	Entrance only
Employees	8
Capacity	30
Emergency Exits	2
Restaurant Letter Grade	A
33rd Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	7-0-0

Restaurant Wine License

9. Fort Tryon Cafe & Grill Inc. dba Fort Tryon Cafe - 4026 10th Avenue, (at the corner of W. 215th Street.)

Owner/Representative	Alex Pena, Owner
Type of Establishment	Beer & Wine, Light food
Hours of Operation	Wednesday-Saturday, 8pm-3:30am (last call at 3am); Closed Sunday-Tuesday
Tables/Chairs	6 tables, 12 chairs, 6 bar stools
Music	iPod, DJs for weekly events
Security Cameras	1 outside, 7 inside
Security Personnel	2
ADA Compliant?	No
Employees	3
Capacity	
Emergency Exits	2
Restaurant Letter Grade	Not Yet Graded
34th Precinct	Not recommended; operated after hours.

Community Comments	Two residents appeared to complain about noise late into the night; Mr. Pena countered that 1) he had listened to their concerns, moving and replacing speakers to reduce sound filtering into the apartments above, 2) there are at two other adjacent businesses his which also play music at night, and 3) some of the complaints made via the 311 system against Fort Tryon were unfounded, as they occurred on nights on which the business is closed. The residents did not object to any of these statements.
Stipulations	None
Notes	Mr. Pena explained that the business has been closed for the last month because the license expired and he was very busy working at his regular job with the Department of Homeland Security. He admitted that the people he had managing the restaurant while he worked a full-time job had indeed served liquor after hours in early 2011, and they were fired as a result.
Committee Vote	5-0-2

10. Yu Sushi Inc. - 827 W. 181st Street, (bet. Cabrini Blvd & Pinehurst Ave.)

Owner/Representative	Yidi Lin, Representative
Type of Establishment	Japanese Restaurant
Hours of Operation	Monday-Thursday, Noon-11:00pm; Friday & Saturday, Noon-11:30pm; Sunday, 2pm-10:30pm
Tables/Chairs	30 chairs, 20 bar stools
Music	iPod
Security Cameras	1 outside, 3 inside
Security Personnel	None
ADA Compliant?	Yes (including 2 ADA-compliant bathrooms)
Employees	8
Capacity	50 (30 in dining room, 20 at bar)
Emergency Exits	1
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	7-0-0

11. Cabana Salvadorena Restaurant - 4384 Broadway, (at the corner of W. 185th Street.)

Owner/Representative	Juana Lozano, Owner; Marek Schwedt, Representative
Type of Establishment	Central American Restaurant
Hours of Operation	Monday-Thursday, 10:30am-10pm; Friday & Saturday, 10:30am-11pm; Sunday, 10:30am-11pm
Tables/Chairs	10 tables, 30 chairs
Music	iPod
Security Cameras	1 outside, 3 inside
Security Personnel	None
ADA Compliant?	No; ramp currently being constructed to make entrance accessible
Employees	7
Capacity	74
Emergency Exits	Front door only
Restaurant Letter Grade	A
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	7-0-0

12. Ceci Restaurant Inc. - 78 Sherman Avenue, (bet. Thayer & Dyckman Sts.)

Owner/Representative	Michael James & Wendis Fernandez, Owners
Type of Establishment	Spanish Restaurant
Hours of Operation	6:30am-midnight (Alcohol service begins at noon)
Tables/Chairs	6 tables, 24 chairs, 7 counter seats
Music	Juke box with sound governor
Security Cameras	2 inside, 1 outside
Security Personnel	None
ADA Compliant?	Yes
Employees	10
Capacity	31
Emergency Exits	
Restaurant Letter Grade	Grade Pending
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	8-0-0

13. Mi Paso Centro Americano Corp. - 4129 Broadway, (at the corner of W. 175th St.)

Owner/Representative	Joaquin Alfaro, Clelia Carranza, Owners
Type of Establishment	Salvadorean Restaurant
Hours of Operation	Weekdays, 9am-midnight; Saturday & Sunday, 9am-3am (Alcohol service begins at noon; last call is 15 minutes before closing time.)
Tables/Chairs	12 tables, 40 chairs
Music	iPad
Security Cameras	6 inside
Security Personnel	None
ADA Compliant?	Yes
Employees	6
Capacity	40
Emergency Exits	
Restaurant Letter Grade	B
33rd Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	8-0-0

14. Jimmy Oro Restaurant Inc. dba Jimmy Oro Restaurant - 711 W. 181st Street, (bet. Broadway & Bennett Aves.)

Owner/Representative	Jimmy Lee, Owner; Claudio Ordonez, Representative
Type of Establishment	Chinese/Spanish Restaurant
Hours of Operation	Noon-10:30pm
Tables/Chairs	11 tables, 44 chairs
Music	Instrumental CDs
Security Cameras	None
Security Personnel	None
ADA Compliant?	Entrance only; premises too small and tables too close together to allow bathroom access for disabled patrons
Employees	6
Capacity	44
Emergency Exits	Front door
Restaurant Letter Grade	A
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	

Committee Vote	6-2-0
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15. Lucky Jade House Inc. - 4028-4030 Broadway, (at the corner of W. 169th Street.)

Owner/Representative	Fui Chen, Representative
Type of Establishment	Chinese restaurant
Hours of Operation	Monday-Saturday, 11am-11pm; Sunday, noon-11am (Alcohol served from 4:30pm)
Tables/Chairs	8 tables, 21 chairs
Music	iPod
Security Cameras	None
Security Personnel	None
ADA Compliant?	Yes
Employees	6
Capacity	21
Emergency Exits	
Restaurant Letter Grade	
33rd Precinct	No objection
Community Comments	
Stipulations	None
Notes	
Committee Vote	7-0-1

C. NYC Department of Consumer Affairs *Renewal* Unenclosed Sidewalk Cafe License:

16. Antika Pizzeria Inc. dba Antika - 3924 Broadway, (at the corner of W. 165th Street.)

Owner/Representative	Spiro Kartsonis, Owner
Type of Establishment	Italian restaurant
Hours of Operation	Monday-Friday, 11am-11pm; Saturday & Sunday, 3pm-10pm
Tables/Chairs	30 tables, 60 chairs inside; 10 tables, 20 chairs outside
Music	iPod (inside; no music will be played outside)
Security Cameras	1 outside, 14 inside
Security Personnel	Mr. Kartsonis will serve as security guard when necessary
ADA Compliant?	Yes (a wheelchair lift is available at the entrance)
Employees	21
Capacity	74
Emergency Exits	2
Restaurant Letter Grade	A
33rd Precinct	No objection
Community Comments	

Stipulations	None
Notes	
Committee Vote	8-0-0

D. NYC Department of Consumer Affairs *New Unenclosed Sidewalk Cafe License:*

17. International Drink Group Inc. dba Buddha Beer Bar - 4476 Broadway, (bet. Fairview Ave & W. 192nd Street.)

Owner/Representative	James Lee, Owner
Type of Establishment	American Bar & Restaurant
Hours of Operation	Monday-Thursday, Noon-2am; Friday & Saturday, 11am-3am; Sunday, 11am-2am (usually earlier); last call 30 minutes before closing time
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	No objection
Community Comments	
Stipulations	None
Notes	The owner agrees to close the sidewalk café as legally required (by or before midnight Sunday-Thursday and 1am Saturday & Friday)
Committee Vote	7-0-0

E. State Liquor Authority *New Applications:*

On-Premise Liquor License

18. Sugary Goddess Corp. dba ARKA - 4488 Broadway, (bet. Fairview Ave & W. 192nd Street.)

Owner/Representative	Christina Perez, Owner
Type of Establishment	Latin Restaurant & Lounge
Hours of Operation	Wednesday or Thursday-Sunday, 10pm-4am
Tables/Chairs	30 tables, 60 chairs, 12 bar stools
Music	DJ & Live music

Security Cameras	28
Security Personnel	3-4, NYS-licensed
ADA Compliant?	Yes
Employees	
Capacity	
Emergency Exits	2 at front of business
Restaurant Letter Grade	N/A
34th Precinct	Objection, pending walk-through and review
Community Comments	
Stipulations	
Notes	This application was withdrawn; the owner did not have the proper documentation regarding her purchase of the business, currently operated by and SLA-licensed as ARKA Lounge. She would like to appear before the Committee at a future date.
Committee Vote	N/A

19. Corp. to be formed dba TBD - 145 Vermilyea Avenue, (at the corner of W. 207th Street.)

Owner/Representative	
Type of Establishment	
Hours of Operation	
Tables/Chairs	
Music	
Security Cameras	
Security Personnel	
ADA Compliant?	
Employees	
Capacity	
Emergency Exits	
Restaurant Letter Grade	
34th Precinct	Objection, pending walk-through and review
Community Comments	
Stipulations	
Notes	This owner did not appear before the Committee as required.
Committee Vote	Automatic negative vote

20. Un Chin De Vida LLC. dba Un Chin - 3795 10th Avenue, (at the corner of W. 203rd Street.)

Owner/Representative	Victor Santos
Type of Establishment	Latin Bistro/Tapas Restaurant

Hours of Operation	Monday-Thursday, 3pm-1am; Friday, 3pm-4am; Saturday, 11am-4am; Sunday, 11am-3am (Last call 30 minutes before closing time)
Tables/Chairs	15 tables, 3 chairs and 8 stools on first floor; 45 tables, 90 chairs, 15 stools and sofas seating 7-8 on second floor
Music	iPod, DJ on Friday & Saturday, 10pm-3am
Security Cameras	5 outside, 27 inside
Security Personnel	6, NYS-licensed, to be increased if needed
ADA Compliant?	Yes
Employees	30
Capacity	45 on first floor; 170 on second floor
Emergency Exits	4 (2 at each end of building)
Restaurant Letter Grade	N/A
34th Precinct	Objection, pending walk-through and review
Community Comments	
Stipulations	Mr. Santos agreed verbally to meet with the 34 th Precinct for a walk-through; he subsequently informed the Licensing Chair that Captain Buzzetti had withheld his approval because he did not recognize the business under its current proposed name. (Mr. Santos had submitted and withdrawn an application under a different corporate name for the same location earlier this year.) Although the owner promised to ask the Captain or his representative to contact the Chair confirming that the Precinct does not object, this has not happened as of this writing, per the Precinct's Community Affairs Office.
Notes	This business will open in November. The owner will not seek a cabaret license.
Committee Vote	7-0-1

Restaurant Wine License

21. 5085 Broadway Restaurant Corp. dba Mi Ceniza Restaurant - 5085 Broadway, (bet. W. 216th & W. 218th Sts.)

Owner/Representative	Pedro Arias, Owner; Carlos Guzman, NYC Small Business Solutions, Representative
Type of Establishment	Latin Restaurant
Hours of Operation	7am-midnight, weekdays; 7am-2am Friday & Saturday
Tables/Chairs	7 tables, 24 chairs, 4 bar stools
Music	iPod
Security Cameras	4 inside, 1 outside
Security Personnel	None
ADA Compliant?	Unclear

Employees	2 full-time, 1 part-time
Capacity	40
Emergency Exits	1
Restaurant Letter Grade	A
34th Precinct	Objection; this business has operated without a liquor license after hours
Community Comments	A member of the public noted concern about the potential noise and saturation of the location; there are currently two other bars along the same block (with outdoor cafes) which have generated noise complaints in the past.
Stipulations	Mr. Arias agreed to contact the NYC Human Rights Commission to discuss the business' accessibility to the disabled, or to present a signed and notarized stipulation to that effect. His representative, Ariel Ferreira, has contacted the CB12 Licensing Chair to confirm that this will occur as agreed before the general meeting.
Notes	The Licensing Chair contacted the 34 th Precinct Community Affairs Office regarding the Precinct's objection; after further research, it was confirmed that the substantiated complaints regarding after hours parties at which loud music was played and alcohol was served without a license all occurred several months ago <i>under previous ownership</i> . The Precinct currently does not object to this application.
Committee Vote	6-0-2

22. Grito Mexican Grill - 1555 St. Nicholas Avenue, (at the corner of W. 188th Street.)

Owner/Representative	Silvia Duran, Owner
Type of Establishment	Mexican Restaurant
Hours of Operation	Monday-Thursday, 11am-midnight; Friday-Sunday, 11am-2am
Tables/Chairs	8 tables, 27 chairs
Music	iPod
Security Cameras	2 outside, 6 inside
Security Personnel	None
ADA Compliant?	Front door only
Employees	5
Capacity	28
Emergency Exits	Front door only
Restaurant Letter Grade	N/A
34th Precinct	No objection
Community Comments	
Stipulations	None

Notes	
Committee Vote	8-0-0

F. New Business/Adjournment

Traffic and Transportation Committee Minutes

September 9, 2013

Committee Members Present: Yosef Kalinsky, Chair, Anita Barberis, Jim Berlin, Maceo Raysor.

CB12 members present: George Fernandez, CB12 Chair.

1. Wadsworth Terrace Reconstruction between 190th Street and Fairview Avenue, Martin Hartmann, STV Inc, Presenter

- First presentation in December 2012. Final design complete.
- Goals:
 - Complete reconstruction of street and sidewalks
 - Traffic calming
 - Water mains, catch basins, street lighting
 - New Trees
- Neighborhood will experience water shutdowns to replace water mains. "Work will be coordinated with DEP."
- Work to begin Spring 2014.
- Duration of project approximately 18 months.

Yosef Kalinsky to write resolution in favor of this project.

The vote: Committee – 5-0-0; Public – 2-0-0

2. Committee decide to defer two agenda items to next month's meeting when Edith Prentiss will be available to provide further information.

3. New Business

34 Hillside Avenue Tenants Committee (HATC). Elias Fouskas, presenter.

- July 2012 – came to committee to discuss dangerous situation caused by speeding vehicles on Hillside (Hillside is parallel to Nagle Avenue).
- Nagle has 5 lights on this stretch, Hillside Avenue has none (though one speed bump and one stop sign).
- Cars bypass Nagle by speeding down Hillside.
- There are 3 schools in the vicinity.
- A restaurant is planned for the corner of Hillside and Nagle. The presenter – and supporters from HATC - worry that this will make things even worse.
- HATC brought their concerns to Josh Orzeck (from DOT) some time ago. DOT did a survey and determined that the average speed was not high enough to warrant additional traffic calming measures.
- HATC argues that the west side of Broadway gets far more attention from DOT than the east side of Broadway.
- HATC asks for a copy of the DOT Study. Also requests the source for DOT's crash statistics. HATC asks to be notified when the next study is performed.

- Committee will request that Josh Orzeck attend the next T&T meeting in October to further discuss this matter.

4. Old Business

George Fernandez discusses DDC and DOT progress on improving safety of intersection of W 155 Street, Edgecombe Avenue and St. Nicholas Place.

- A plan was adopted by DOT and presented to the community in August. The community appreciated the plan.

5. T&T CB12 FY14 Budget Priorities

- The committee reorganizes its capital budget priorities for FY2014. In order:
 1. Subway Stations at 181 and 168 Streets
 2. Subway Station at 157 Street
 3. Substation at 155 Street
 4. Bike lane improvements
 5. Reconstructing Seaman Avenue
 6. 181st Street Bike/Pedestrian Bridge
 7. 163 Street and 207 Street Subway Stations
 8. Reconstructing Nagle Avenue
 9. Building a left turn from the Henry Hudson Parkway onto Riverside Drive northbound.
- The committee reorganizes its expense budget priorities for FY2014. In order:
 1. Increase funding for subway station personnel and maintenance
 2. Increase funding for pothole repair.

Meeting adjourned at 8:50pm.

Minutes respectfully submitted by Mitch Glenn

Community Board 12 Parks and Cultural Affairs Committee

Minutes, September 16, 2013

Committee Members Present: Chris O'Sullivan, Harlan Pruden, David Kach, Richard Lewis, Lorenzo McGougan, Mitchell Glenn, Karen Arthur

Committee Members Excused:

Committee Members Absent: Juan Mejia, Ulises Noboa, Zead Ramadan

CB12 Members Present: George Fernandez

Community Members Present: Nigel Chivaya, Osi Kaminer, Jennifer Hoppa, Nelson Denis, Laura Ayabi, Peter Levy, Brennan Carley, Sterling Wong, Nancy Bruning, Sara Fisher, Adrienne Allen, Joanne Pello

A. Welcome and Opening Remarks: Harlan Pruden, Committee Chair, resigned from the community board.

B. Greenway Link to Upstate New York

A resolution in support of the Greenway link is to be presented by Harlan Pruden. The Greenway link bike path would be easily traversable and would connect Manhattan with bike paths that lead to Albany.

Jennifer Hoppa, Northern Manhattan Parks Administrator, says that Parks is not supportive of the Greenway link. The reason is that many trees need to be cut in order to build the section between the northbound and southbound lanes of the Henry Hudson Parkway. Parks supports the present plan to extend the existing bike lane from Dyckman Street north. Richard Lewis asks Parks to do a study of what the true impact would be if this plan is implemented.

After a conversation about the relative merits of preserving the trees and providing a viable ADA compliant Greenway link, it was decided that the resolution would reflect these competing interests: that we support a greenway link that would increase park utilization but minimize the loss of trees and other negative environmental impacts.

Committee votes: 4-2-1

Community: 3-1-3

Other Board Members: 0-0-1

C. Greening of the triangle bordered by 10th Avenue, Broadway, 215th Streets and 218th Streets

A community member promotes turning this triangle into a green space. Jennifer Hoppa recommends turning to the DOT to make it part of their Plazas program. She added that there are no new Greenstreets areas being added right now.

The triangle is currently unattended. There is a large bus stop on the west side of the triangle. The triangle itself is used in an ad-hoc way by valets of local clubs as a parking area. The triangle feels unsafe, according to a meeting participant.

Public participant Osi Kaminer represents 26 people who support this idea. She recommends some trees and a bench or 2.

Harlan suggests passing a resolution in favor of this proposal, but wants Traffic and Transportation to review this proposal and take the lead on this proposal.

Committee votes: 7-0-0

Community votes: 6-0-5

D. Greenstreets around Amsterdam Avenue and St. Nicholas Avenue are neglected

Committee member Mitch Glenn talks about the terrible state of the Greenstreets in this area and at Sylvan Terrace. Joanne Pello and Adrienne Allen, residents of Sylvan Terrace, spoke of the arrogant behavior of a Parks employee, who stopped residents of Sylvan Terrace from maintaining the space themselves.

Jennifer Hoppa suggested that Joanne call her tomorrow so we can get help with these greenstreets spaces. Joanne agreed to do so.

Lorenzo McGougan spoke about the lack of Muni-meters in this area. He asked that we bring this issue to the T&T committee for consideration.

E. Revisiting the proposed Astroturf Soccer field at J Hood Wright Park

Nelson Denis speaks about the proposal that was brought to Parks last year for a privately funded turf field. His new request is that we add this proposal as a request for Parks capital funds in the next budget. Mr. Denis' belief is that without Parks approval, the project is dead in the water, so the request for capital funds is seen as moving this project forward.

Chris O'Sullivan complains that the leaders of this effort did not do enough community outreach. She indicated that there are plenty of people that do not feel that an Astroturf field is appropriate for the park. Nelson Denis responds with a list of steps taken to involve the community.

The points pro and con were repeated. Parks is interested in directing soccer play to the new fields at Highbridge Park. Local residents don't see this as a viable alternative for 10 years olds.

F. Parks Dept. capital and other updates, Jennifer Hoppa presenting

- Lighting in Fort Washington Park at 165 Street by the end of October.
- ADA Dyckman ramp will take one more year to complete.
- Parks is working with FEMA to renovate and redesign the Inwood Hill Park Nature Center. A plan should be complete by Thanksgiving. Importance is given to making it more storm resistant. Jennifer suggests that we add this to our Committee's capital priorities.
- Wright Brothers playground. Delayed because of Parks' issues with contractor's work. Richard Lewis also points out the following problems to Jennifer:

- Ponding is a big issue.
- Basketball rims must be installed.
- The trees need to be pruned.

Jennifer is hoping to get these issues resolved by the end of the week. Hope is that it's open by October.

- Brush staircase will be completed by the end of October, aside from some planting to be done in the appropriate season.
- Highbridge Recreation Center is being enclosed. Students have completed all of the interior work and furnishings. Soon contractors will complete the "storefront". The hope is that this will be done by January.
- Highbridge skate park will open late fall.
- The Highbridge will open next Spring.
- Jennifer plugs <http://northernmanhattanparks.org> for a calendar of events happening in Northern Manhattan parks.
- La Marina has been told to cut all music at 10pm, and to be in compliance in all ways with all City regulations. Police and Parks and other city agencies have been brought into this situation. La Marina has also been asked to comply with Parks regulations regarding advertising.

Complaints about La Marina are told:

- Overcrowding
- Music blaring at all hours
- Public parking taken over by private valets
- Hostile verbal attacks by La Marina representatives on community members who challenge the right of La Marina to run the operation the way that they want to.
- A discussion ensued about the rights of dog walkers to walk their dogs off leash in Isham Park. Right now, there is no right to do so. Dog owners do want to see this occur, perhaps from 9pm – 1am (closing).

G. Parks Committee capital priorities

The committee agreed to the following rankings for the FY14 Capital and Expense budgets:

EXPENSE BUDGET: FY 2015

Parks & Cultural Affairs Committee

312201104E	Increase funding for after school programs at J. Hood Wright, Highbridge and Inwood Hill Parks	1
312200509E	Fund additional Park Enforcement Personnel (DPR)	2
312201103E	Fund additional staff for Sanitation, Maintenance & Operations, Horticulture	3
NEW	Dedicated Forestry Crew for CD12	4
NEW	Fund enhanced digital surveillance (NYPD caliber) in parks	5

CAPITAL BUDGET - FY 2015

Parks & Cultural Affairs Committee

NEW	New Adventure Playground in Highbridge Park (165th and Edgecombe) - Restrooms, BBQ area and playground	1
NEW	ADA compliant ramp(s) and bathroom facilities and HVAC and digital/cabling access capabilities at the Jumel Mansion	2
312201104C	Renovate the Javits Playground in Fort Tryon Park	3
312201005C	Repair the Highbridge water tower: stairs, pointing, windows and carillon	4
312201105C	Fund Hispanic Society of America's renovations and eventual ADA compliance efforts	5
312200415C	Reconstruct park pathways and paving in Inwood Hill, Highbridge and Fort Tryon Parks	6
NEW	Inwood Hill Park Lighting for Tennis and Basketball Courts	7
NEW	NYRP Phase II clean-up & waterfront access at Sherman Creek	8
NEW	Fort Washington Comfort Station as per PlaNYC	9
NEW	J. Hood Wright Multi-Purpose Play Area	10
NEW	Pathways to waterfront 165th-179th Streets	11
NEW	Muscota Marsh storage containers Boating facility	12
312200412C	Reconstruct Gorman Park's stone stairway, paving, planting, and benches	13
NEW	Ball field Renovations Inwood Hill Park and Dyckman Field	14
NEW	Dyckman Farmhouse roof repairs	15
NEW	Path from 176th & Haven to Ft. Wash Park tennis courts	16
312201204C	Renovate and repair the Nature Center in Inwood Hill Park	17
312201004C	Install lighting and drinking fountain in Fort Washington Park at 165th Street and RSD Dog Run	18
312201105C	Complete Bennett Park Phase II Renovation	19
NEW	Funding for more Wi-Fi locations, particularly in the southern tier of CB12M.	20

NEW	Rehabilitate Msgr. Kett Playground	21
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Meeting adjourns at 10:10 PM.

Minutes respectfully submitted by Mitch Glenn, with assistance from Harlan Pruden.

Land Use Committee - Meeting Minutes

September 11, 2013

Committee Members Present

Anita Barberis, Asst Chair
James Berlin
Obie Bing
Dulce Bueno
Jason Miller
Steve Simon

Committee Members Absent

Wayne Benjamin, Excused

Board Members Present

Elizabeth Lehman
George Fernandez, Jr.

Public Member Present

Public Member Absent

Staff:

Guests: Osi Kamier, Nigel Chivaya, Rita Gorman, Ralph Leonart, Lester Carpenter, Tony Martigneti, Vadim Moldovar.

Anita Barberis, Committee Assistant Chair, called the meeting to order at 7:05. P.M.

1. Presentation of Flood Resiliency Text: Edwin Marshall, City Planning

- A presentation was provided by Edwin Marshall of City Planning to show the committee the new provisions of the 100 year flood plan.
- The goal is to promote people to stay and rebuild in the community with provisions. The Washington Heights and Inwood area
- Provisions consisted of:
 - Dry-flood proofing in commercial corridors of low density districts
 - Flexibility for reconstruction of single and two family residences
 - Broadens the applicability of streetscape standards
 - Flexibility for mechanical systems in low density districts
- The City Council will have final approval on the 100 year flood plan

2. Update on Quadriad proposed project: Edwin Marshall, City Planning

- The Quadriad project, a proposed high-rise residential project adjacent to Gorman Park has been placed on hold. Recently two properties involved in the initial design were sold to another real estate company.

3. Follow up on BZA Application Calendar No. 159-13 BZ by Planet Fitness at 3791-3799 Broadway

- Planet Fitness (resolution passed at June 27, 2013 general meeting)

4. Committee Budget Rankings for FY 2015

- Attention on Sherman Creek project

The meeting was adjourned at 9:00 P.M.

CB12M-Youth and Education Committee

September 9, 2013

**Location: Meeting Location: 711 West 168th Street Main floor (Haven Entrance)
New York, NY 10032**

Committee Members Present: Fe Florimón, Chair; Chris Smith, Asst. Chair; Alyce Smith, Maria Luna, Ayisha Oglivie, Lorena Jimenez Castro

Committee Members Absent: Manny De Los Santo, Michael Jimenez, Angelo Ortiz

CB12 Members: George Fernandez, Chair

Community Members: MS. Denise Hikes, WHI- Youth Council – WH & I – Youth Council; Joe Rogers, Founder- Total Equity Now; Denny Swersky, Founding Principal of KIPP Charter School; Columbia University Students: Jerome Bailey, Ernesto Lopez, Esha Mahayain, Marisa Marcellino.

The Chair Fe Florimón opened the meeting at 7:15pm and welcomed everyone back. Those in attendances were invited to introduce themselves.

❖ Open issues

- ✓ **Co-location in public schools:** An overview (short history and statistics) of co-location was discussed. It was stated that over 900 of all public schools in New York City almost 60 % are co-located-both district and charter schools, and less than 10 % are co-located charter schools.
- ✓ Under co-location each school is given specific section or space for its own use like classrooms, hallways, but when these comes to amenities like libraries and gyms have to be shared.
- ✓ The increasing wave of co-location started during Chancellor Joe Klein who promoted small schools and choices.
- ✓ Participants were given the opportunity to share their views on the subject of co-location.

❖ Contract for Excellence (C4E Plan)- Discussion

- ✓ Committee discussed the objective of C4E stating that: this initiative was implemented about five years ago by DOE to support and expand existing programs and activities in public schools like class sizes reduction, time on task, teacher & quality initiatives, full-day pre-kindergarten, and model programs for English Language Learners (ELL). However, funds priority must be given to students with the greatest needs.

❖ Budget Recommendations FY15

- ✓ Committee discussed their budget priority recommendations for FY15.
- ✓ Four Capital Budget recommendations were provided. *First priority was given to funding to construct a vocational training school within the community served by CSD6.*

CB12M-Youth and Education Committee

- ✓ Five Expense Budget recommendations were recommended. *First priority was given to provide funding for youth training and skill development and Out of School Time programs through community based organizations in the district of CB12.*

❖ Community Members' inputs

- ✓ Kelley Boyd discussed the need to implement after school programs (entrepreneurs programs) in public schools in the area of CB12M.
- ✓ Ms. Boyd also shared her experience and expertise on the subject of entrepreneurs as well her willingness to create this type of program.
- ✓ **Denise Hikes**, WHI – Provided an update on the Youth Council - an active body in the community composed young people 14-21 years-old.
- ✓ Workshops and training in the role of leadership are also provided.
- ✓ The program started 4 years ago and meets once a month (pending upon available space).
- ✓ Goals include- network, surveillance and target underage drinking 21-30 years

❖ Old/New Business

- ✓ Chair reported that Y&EC September 7th meeting was cancel. However, October 5th is in effect and the topic for discussion will be on school co-location.
- ✓ Pending event for the celebration of life of those over 90 years old was also discussed. The event may be held early November, pending on the mutual agreement of the Aging and Youth Committees.
- ✓ “Teens on Board” event will be held on October 10th, at Isabella Home from 6:00pm to 8:30pm
- ✓ Ms. Ayisha Oglivie shared good news that CB12M launched a new Facebook page: www.facebook/cb12
- ✓ Joe Rogers discussed pending resolution (draft) for **Uptown Education Collaborative** to bring Community Education Councils (CECs) and Community Boards (CBs) 9, 10, 11, and 12 together, which has been already passed by the CECs 3,4,5,6. Also stated that CB 9 has endorsed this initiative, however, CB 12 still pending.
- ✓ The Committee and the Chair of the Board agreed that the pending resolution should be reviewed by the Executive Committee on September 17th.
- ✓ Mrs. Carmen Acosta came in support of “CHALK Field Day” event to be held on October 5th at 10: am. All are welcome. She was also encouraged by Chair Fernandez to share the information at the Board general meeting on September 24th @ 7: pm at Isabella Home.

. Adjournment: 10:15pm

HEALTH & ENVIRONMENT COMMITTEE MINUTES – SEPTEMBER 12, 2013

COMMITTEE MEMBERS PRESENT: Steve Simon (chair), David Kach, Elizabeth Lehmann, Lorenzo McGougan, Juan Mejia, Edgard Nau, Beatrice Hall (Public Member)

ABSENT: Karen Arthur (excused), Raybblin Vargas (Public Member)

OTHER BOARD MEMBERS PRESENT: George Fernandez, Fe Florimon

GUESTS: Suzanne Bakken and Sandra Harris, Columbia University Medical Center; Donna Barbaro, Angela Rios, Kathy Preston and Julio Batista, NY-Presbyterian Hospital; Ercilia Garcia, Make It Happen Mental Health; Derrick Horton and Terriell Peters, ASCNYC; Gilda Serrano, K. Gonzalez.

Dr. E. Nau, assistant chair, called the meeting to order at 7:07 p.m.

1. WICER (Washington Heights-Inwood Informatics Infrastructure for Comparative Effectiveness Research) project
– Suzanne Bakken, Ph.D., Alumni Professor of the School of Nursing and Professor of Biomedical Informatics, Columbia University Medical Center, gave the following presentation:

- Purpose of the project is to understand the health of the community and collect data to be used by community organizations
- Focused on five local zip codes, 6000 residents, average age 59, 95% Latino, 2/3 female
- Collect info on blood pressure, weight, quality of life, etc.
- Data gathered by community health workers in three settings: Columbia Community Partnership for Health, Ambulatory Care Network and at people's homes
- Questions have been vetted by community members
- Collected DNA samples from 1500 residents with their consent
- Goal is to report findings back to researchers and subjects
- What have we learned so far?
 - 40% have hypertension
 - Cancer is the leading health concern (4,000 of the residents)
 - 2,000 are concerned about cardiovascular disease
 - 2,000 are concerned about diabetes
 - 1,000 are concerned about HIV/AIDS
 - High levels of obesity
 - Marginal to inadequate health literacy
 - Subjects depend on clinicians to make decisions on their treatment
 - Not all participants have medical conditions
- Project has received different IRB approvals
- Potential outcome would be to give the data to NY-Presbyterian Hospital to help address the needs of the community in providing services

S. Simon: CB 12 could also use the data to advocate for services for the community, e.g. when we vote on our annual priorities for the city budget

S. Simon: What do you do with the DNA samples?

S. Bakken: They are going into a "bio-bank" and are used for study purposes only

2. New York-Presbyterian Hospital's Adult Emergency Department construction project – Donna Barbaro, Vice President for Design and Construction, reported as follows:

- The project will result in a state-of-the-art facility with improved treatment bays; they will be more private and spacious, with partitions between the beds.
- A new Rapid Medical Evaluation (RME) Unit will process patients more quickly
- The size of the ER will be doubled, from 22,000 sq. ft. to 44,000 sq. ft.
- The number of acute care bays will be increased from 45 to 66
- The number of RME bays will be increased from 10 to 22
- Phase I (psychiatric emergency area) has just been completed and will open in a few weeks

- Construction on the main project will start late September; construction fence will go up soon
- A sidewalk bridge will be installed on Broadway at W. 167th St. Parking spaces and taxis will be removed.
- ER will stay open during the entire construction project
- A new reception area and waiting area will be constructed in the existing Energy Court; it will be more functional when it opens spring 2015
- The contractor, Gilbane, is an MBE. Expect to have at least 20% minorities on workforce (60-70 on-site personnel) and to purchase supplies from local vendors

S. Simon: You should ask the contractor to hire local residents, as the hospital did years ago with contractors working on the modernization and Milstein Hospital projects.

S. Simon: Is the hospital still planning to relocate offices displaced by this project into 601 W. 168th St., an apartment building that now primarily houses CUMC offices? It should be returned to 100% residential use.

J. Batista: Yes, that is the plan. The owner has amended the Certificate of Occupancy, and the building will never revert to being all-residential.

3. **Make it Happen (MIH) Mental Health Clinic** – Ercilia Garcia, Acting Chief Executive Officer, said she is a licensed mental health professional and has opened a private practice at 311 Audubon Ave. The purpose of her presentation was to request CB 12's support for her application to the NY State Office of Alcohol and Substance Abuse Services (OASAS) to operate an out-patient chemical dependency treatment program. MIH would be the third OASAS-certified facility in Manhattan north of West 145th Street, and it was agreed that there is a great need for such a program in the community. She was the director of the program run by Alianza Dominicana for three years (2006-09) when it was a medically supervised treatment program. She has a master's degree in rehabilitation counseling from NYU. Her program is for-profit and treats individuals 16 years of age and older. She accepts Medicaid, charges uninsured patients on a sliding fee scale and currently provides free services to 25 patients. She has given training and education workshops to CBOs, such as the Dominican Women's Development Center. She is the only staff member right now. She would hire additional staff if she receives the OASAS license to serve a projected caseload of 75 patients. She is now only doing brief intervention (3 months to 1 year), not long-term treatment.

J. Mejia: NYPH's Children's Hospital has seen a 33% increase in mental health cases.

E. Lehmann: Do you have a specialty in geriatrics?

E. Garcia: Yes.

S. Simon asked about a letter she sent to the board about one of her clients who is in a "Stop DWI program as stipulated by NYC Court." She signed the letter as "Dr. Ercilia Garcia, LMHC, CRC, CASAC." She agreed it was a mistake to send us the letter and to sign it as "Dr." since she is only a doctoral candidate.

She submitted letters of support from State Senator Espaillat, Assembly Member Farrell, Dominican Women's Development Center, New York Women's Chamber of Commerce and the Center of Excellence for Cultural Competence at NY State Psychiatric Institute. She also showed us a letter from OASAS indicating that she should make a presentation to the Community Board and then provide a copy of the minutes to OASAS. A letter of support from the board is not required.

4. **Columbia University Medical Center Report** – Sandra Harris, Assistant Vice President, Government & Community Affairs, reported as follows:

- The Community Board will be moving to the Triangle building on W. 166th Street between St. Nicholas and Audubon Avenues at the end of October. The space is now being prepared.
- Construction began on the Graduate Medical Education building at Haven Avenue and W. 172nd Street on August 16. She will send out updates as activity takes place. Utility excavation currently underway. They will be talking to the contractor about hiring local residents.
- Columbia Lions' community day is being held at Baker Field on Sept. 28. Free tickets are available.
- The School of Arts and El Diario are co-sponsoring a photo exhibit on three decades of the newspaper's coverage of Washington Heights at the Russ Berrie Pavilion 9/17-1/3.

- An announcement will be made 9/20 regarding the third annual Latina Breast Cancer Awareness Walk in Washington Heights on October 6.
5. **NY-Presbyterian Hospital Report** – Julio Batista, Director of Community Affairs, reported as follows:
 - The 8th annual Taxi Drivers' Health Fair, originally recommended by a former CB 12 member, will be held on Sept. 28 from Noon to 4 p.m. at Audubon Avenue & W. 166th Street.
 - The proposed budget cut for the school-based health center operated by NYPH at the Percy Sutton Educational Campus on Edgecombe Avenue & W. 135th Street was restored. The resolution passed by CB 12 was useful in helping to lobby the City Council for the restoration.
 - The Ambulatory Care Network will conduct a campaign to provide flu shots for children who are ACN patients. Free flu shots will also be provided to adults at other venues.
 6. **Chair's Report** – George Fernandez reported that he had met with Julio Batista and other NYPH representatives earlier this evening and had agreed to work with them to publicize upcoming events, including the Taxi Drivers' Health Fair and the CHALK field day in Highbridge Park on Oct. 5. He encouraged board members to attend these events as well as the Columbia Lions' game on Sept. 28.
 7. **Isabella Geriatric Center Report** – Betty Lehmann, Director of Marketing & Communications, reported as follows:
 - Council Member Rodriguez allocated \$759,000 to renovate the recreation hall and coffee shop to build a larger stage and make it accessible. Isabella has named the space the Washington Heights Assembly and Telecommunications Hub and sees it as a place where press conferences and various events can be held by various groups. It currently hosts 110-140 events every year.
 - Isabella's annual health fair will be held on Oct. 9 at 10 a.m.-3 p.m. As many as 45 groups participate.
 - The expanded ventilator-dependent care unit should be up to 36 beds by the end of the year.
 - Renovation of the short-stay rehab unit will start soon.
 8. **ASCNYC** – Terriell Peters, trainer, and Derrick Horton, program manager, spoke about the application their organization, located at 2036 Amsterdam Ave. (W. 161st St.), has made to OASAS to operate a substance abuse treatment program. Its mission is to provide job readiness and basic life skills to individuals coming out of prison on Riker's Island. They also have a linkage agreement with the U.S. Probation Dept. Out of 13 participants, 11 are now gainfully employed and following probation requirements. They offered their services at the Bronx Phoenix House. ASCNYC has been in Washington Heights for three years. They have applied to OASAS to operate a non-profit, medically supervised, out-patient alcohol and substance abuse treatment program. They will be serving residents of Manhattan and other boroughs but expect most clients to come from the Washington Heights area. Clients will be referred by HRA. The caseload will amount to 100 clients per year, male and female adults. The program will be bilingual.
 9. **Initial Discussion of FY 15 Budget Priorities** – The committee reviewed its nine expense budget and five capital budget priorities from last year. Updated information will be requested to determine whether the committee should still recommend these items. We will check to see whether the city funds mental health programs and whether this item should be added to our list.
 10. **Report on DEP Service Complaints** – The committee reviewed the top 30 service requests to DEP by CB 12 residents in August. Not surprisingly, the largest number of complaints (61 of the 207 total) involved hydrants that were running, knocked over or missing, leaking or defective. All but seven of the complaints were resolved, according to DEP's report.

The meeting was adjourned at 9:23 p.m.

Respectfully submitted, Steve Simon, with assistance from Edgard Nau.

Community Board 12 Manhattan
Minutes for the Housing and Human Services Committee Meeting
September 12th, 2013 at the Hammer Building Room 303 - 701 West 168th Street

Committee Members Present (3): Richard Lewis (Chair), Angelo Ortiz (Asst Chair) and Ayisha Ogilvie. **Committee Members Absent (5):** Excused Absences (Total)*- Ellen Kackmann (2) and Alyce Smith (2); Unexcused Absences (Total)*- Jay Mazur (1) and Lorena Jimenez-Castro (2) and Christina Burgess (2) [Public Member].

Board Members (2): George Fernandez, Jr. and Steve Simon.

Public (8): Byron Muñoz (NYCDOB), Arturo Garcia-Costas, Dan Rieber (NMIC), Alison Karmel (ELY Beach Solar), Jason Santiago (Ely Beach Solar), Kelley Boyd, Roslyn Muniz, and Mariel DeLa Cruz.

Note: No staff was present on site. *Cumulative Totals from Board Appointment Periods – April 1st, 2013 to March 31st, 2014.

Welcome, Opening Remarks, and the Agenda. Richard Lewis called the meeting to order at 7:20 pm. Board Members introduced themselves. A quorum was not present during the meeting. The chair announced that there was a new Commissioner at HPD, RuthAnne Visnauskas, who until now has been HPD's deputy commissioner for developments and that Mathew Wambua announced last month "plans to move to the private sector as head of RHR Funding, the mortgage-lending arm of Connecticut-based affordable housing developer the Richman Group." See http://therealdeal.com/issues_articles/hpds-wambua-heads-for-private-sector/

June, July, August and September news updates in housing and human services will be released shortly and when compiled in summary form. We will have two presentations tonight: One from the Department of Buildings and the other from a vendor, ELY Beach Solar. As with the DOB two additional city agencies were invited to give some guidance on requests on capital and expense FY 2015 budgets that the committee will rank. (see below) NYC's Housing Preservation, and Development visit and presentation will be rescheduled for our next committee meeting in October. NYCDSS and NYCHA also need to be re-scheduled.

Presentation by Mr. Bryon Muñoz – Community Liaison, NYCDOB

Bryon Muñoz begin his presentation by explaining the role of the Department of Buildings (DOB) and differences from other housing agencies, particularly Housing Preservation and Development (HPD)' He offered the following comparison. HPD deals with cosmetic and hazardous issues related to housing maintenance code violations within the apartment. For instance the apartment's interior envelops or more commonly what's on in front of the walls, ceiling, and floors. DOB would handle issues behind the wall or the building envelop, substructures or subsystems, for example piping, the boilers, elevators, the bricks, the roof, and egress areas. This situation is like a physician performing a MRI or a CAT scan looking at the internal organs compared to a routine physical examination on a patient.

Table 1. Year to Date Number of Permits, Violations, and CFO's Issued by the Department of Buildings.

Region	Permits	Violations	CFO's
New York City	148,576	49,958	n/a
Manhattan	69,451	12,341	996
CD12M	3,241	894	62

All this work is being done by thirty inspectors and twenty three plan examiners. As a budget item with the shear workloads shown above DOB could use more staff particularly when route sheets are stacked. To give a brief introduction to aid in the process of our budget requests Mr. Muñoz decided to offer how different DOB has changed in the past four years. He cited a number of new initiatives and outreach campaigns that the department has developed.

Since 2009 they have launched a "Living Safe" campaign. This pamphlet consists of advise and warnings about not to live in a basement area next to a boiler or attic apartments, two areas of egress in any living space, and smoke and carbon monoxide detectors/alarms. He stated to the of f asked question about the difference between a basement and a cellar that a basement must be at least 50% **above** street level grade and a cellar is one that is 50% or more **below** grade. The latter according to zoning is not legal for living space

He mentioned that there is a yearly inspection of the:

- boiler that can be performed and certified by a boiler technician hired by the owner;
- elevator that can be performed by an elevator technician hired by the owner.

However, none of this is offset by the complaint process when a repair is needed and not done. DOB will perform its own inspection until the problem is corrected.

He announced there was a new app for mobile phones that was a direct portal for detailed building information and stressed that department had invested more online sources to provide drill downs for specific on building permits, cfo's, notice of violation (NOV), ECB notices and fines on individual buildings.

Note: The NYC Buildings Department mobile application (app) provides users with many of the Department's most popular search features found on its website in a convenient and easy-to-use mobile app. Information users can search for includes: Individual properties, job applications, electrical applications and limited alteration applications (minor plumbing work). http://www.nyc.gov/html/dob/html/news/pr_buildings_app.shtml or iTunes store <https://itunes.apple.com/us/app/nyc-buildings/id589095573?mt=8&ign-mpt=uo%3D4> or Google play <https://play.google.com/store/apps/details?id=com.nyc.buildings>

This is the only city agency that has such an app that is also attached to its online information database.

A question arose during the presentation about the permitting process and the potential for delays for approval of plans once submitted to DOB for the installation of solar panels. Mr. Muñoz responded that there was a difference between the number of solar units and the system involved and the load on the roof itself from such an installation. Anything going on the roof requires an approved plan from the DOB. The DOB is concerned with what load the roof can sustain or hold. The plan must consider all the piping, drainage, and electrical connections that are needed to comply with code. Finally, the planned route and placement of the entire units must be considered as well.

It's always better now to engage in 'self certification' for many of these plans with an architect or engineer you have hired and submit these plans online. The offices of the local plan examiner will submit these plans to the intergovernmental administrative unit for review. Approval can be given online. Delays are known to occur since several stakeholders may have an interest. The building may be a distresses property or there are too many fines or outstanding or uncured violations present, There may be public safety issues so the roof might have to be done at night.

Another question developed about contractors or owners doing work without a permit, both during and after construction. He indicated that Stop Work Orders are routinely issued if construction was found to be ongoing, but to cite work completed over long periods would present a challenge. Sometimes the building owner or contractor is fined and must obtain a post work permit or "no work permit". For approval as legally permitted work the plan must meet Building Codes, Zoning Regulations, and the Multiple Dwelling Law. Should a contractor appear on his own at DOB for a "no work Permit" they are not fined.

On a question about fire escapes and window security gates Mr. Muñoz stated that the 1938 code had changed in 2006. Now in new building construction an enclosed and fire-rated stairwell/staircase must be used with

sprinklers. If you live in a multiple dwelling with 8 foot ceilings your unit is constructed with plaster or sheetrock you need two means of egress. The fire window gate standard is an FDNY and HPD issue.

Other questions raised were more related to HPD and we will address them at the next committee meeting with an HPD representative.

Mr. Muñoz made the distinction between the “sophisticated complainer” and one that is not. The former knows how to escalate this complaint. He/she gets a complaint number, goes to the community board and or the elected officials (e.g., the City Councilman) for quicker results and follow up. It’s important to connect with your advocates. On the issue of collecting fine imposed by the DOB administrative judge. He stated that the Department of Finance collects fines. Civil penalties are given out for work without a permit. This is DOB and ECB money. The party that receives this penalty cannot resume work until or after the penalty is paid, despite any certifications that the violation has been removed.

On the issue of certification, violation removals, fines and penalties a prolonged discussion ensued after Mr. Muñoz left on the issue of more agency transparency, follow-ups, and accountability and whether to create some mechanism for that to happen in a budget item. It was felt this could best be accomplished by both placing an item in the FY2015 expense budget as well as pass a committee resolution at a future meeting.

Presentation by Alison Karmel, Senior Vice President ELY Beach Solar

5030 Broadway, Suite 819, New York, NY 10034.

<http://www.elybeach.com/ebsweb/Default.aspx?PageID=Home>

Ely Beach Solar ("Ely Beach") is a solar thermal company that specializes in the design, installation, and monitoring of solar hot water for commercial and multi-family residential buildings. Their mission is to transition buildings sole dependence on use dirty and expensive heating fuels to clean and renewable solar energy. Solar hot water heating systems support this transition by providing a cost-effective method for offsetting an average of 50% of the energy needed to meet a building’s hot water demand. Ely Beach’s solar heating systems employ state-of-the-art technology to ensure long-term functionality, innovative system design to optimize efficiency, and advanced data monitoring to measure system performance.

They are appearing before the committee because they want to eventually build such a system at 5030 Broadway as a solar district and then resell an ESCO solar hot water to nine neighboring buildings with discounted pricing. They will need a resolution and a letter of support from the community board as a NYSEDA requirement. NYSEDA funds will be used for this project. This will be the first and only solar district in NYC that is popular in Europe and some Nordic countries. The system as planned will not be used for building heat, but supplement hot water systems currently in used for savings.

Ms Karmel gave a PowerPoint© slide presentation on the technology and how the installation would proceed with a distribution system of underground piping from a battery of special solar tubes on the roof of 5030 Broadway to their prospective client base of neighboring buildings. The systems technical aspects of deployment and monitoring were discussed. Board members asked many questions and viewed the project favorably at this time.

FY 2015 Budget Review and Committee Rankings.

Committee members and the public spent a significant amount of time reviewing last year’s budget ranking and proposing new items based on testimony from the public and DOB. The table below the HHS s rankings that will be reviewed during the October HHS Committee’s scheduled where more testimony will be given by CBO’s and other city agencies that were unavailable for the September meeting.

Table 2. FY 2015 HHS Capital and Expense Budget Rankings.

NEW HHS COMMITTEE CAPITAL BUDGET RANKINGS – FY 2015		
COMMITTEE RANKING	ITEMS (New and Old)	EXPLANATION
1	Affordable Housing	This item was ranked Number <u>One</u> by the Committee and the Board for FY 2014
2	Daycare Centers	This item was ranked Number <u>Two</u> by the Committee and the Board for FY 2014.
3	<u>NEW ITEM</u> -Funding the Establishment of Additional Capital Resources for existing Housing and Human Service Organizations and CBO's in CB12M so that their support services can be housed and provided in central "Non Profit Clusters".	Space for these organizations is a very scarce resource. The cost and time spent to move and relocate due to organization growth or even funding to lease space is a serious hardship. Today, the movement is towards Non Profit Clusters akin to popular Tech Hubs where capital resources are shared and leasing is low cost.
4	<u>NEW ITEM</u> - Solar Thermal Demonstration Project(s) in CB12M Focusing on Affordable Rent Regulated Multifamily Buildings	CB12M still has a very high number of buildings that have not converted to cleaner and more energy efficient fuels. This project can demonstrate how savings can be achieved and encourage others to follow. We also need also to insure that adequate and continuous training on the use of these systems once building ownership or management has changed.

NEW HHS COMMITTEE EXPENSE BUDGET RANKINGS – FY 2015		
COMMITTEE RANKING	ITEMS (New and Old)	EXPLANATION
1	<u>REWRITTEN</u> - Provide Sufficient Funding for CBO's in CB12M that provide legal and or administrative assistance, advocacy or intervention for CB12M residents.	There is extremely limited funding to help clients in housing and human services who need legal assistance with filing documents or representation or advocacy. Recent studies on <i>pro se</i> representation have shown a heavy eviction rate for families in housing courts.
2	<u>NEW ITEM</u> - Funding to Expand an Online Agency Information Systems, make their databases more user friendly, for searches, apps, or visually mapping; Make Global Queries by Community District or Zip Codes, generate online reports with extractable data, allow for joint certification of violations cured for transparency and public oversight, provide seamless linkage to DOB, HPD, DOF, EPA, and ACRIS databases.	At present there is no online means to search all buildings in our community district with a certain number of violations in agency database – only one building at a time can be searched or viewed. There is no ability to achieve joint certification of violation removals by both the tenant and the landlord online. Finally, the Public Advocate's Office has long requested some kind of interconnectivity between city agency databases for better data analytics.
3	<u>NEW ITEM</u> - Funding for more inspectors and more inspection for HPD, DOB, and DEP.	CB12M has an aged stock of buildings that are in constant need of repair – some older than 100 years.
4	Provide training in Building administration /Management to local housing organizations and residents/shareholders who live in CD12 HDfC's.	Many HDfC's in our community are poorly managed within and without. Training on all levels is needed for new equipment and how to avoid foreclosure.
5	<u>NEW ITEM</u> - Funding to help initiatives lower energy costs, produce savings through weatherization, efficient boiler/heating systems and retrofits.,	This is part of the greater greener urban movement towards sustainable and more energy efficient systems and to better accommodate unfunded city mandates.

Meeting adjourned at 10:40pm.

Respectfully submitted by,
Richard Lewis, Chair HHS Committee
September 12th, 2013

Committee for the Concerns for the Aging
at Community Board Office
September 17, 2013

Committee Members present:

Gloria Vanterpool, Chair
Betty Lehman, Asst. Chair
Edgard Nau

Public Member: Norma De Candido

Committee Board Member:

Lilliana M. Sanseux Ayisha Oglivie

Guests:

Kimberly Gonzalez, Jim McNuff, Giselle Mejeia, City Harvest, Laura Whitehorn, RAPP

Meeting convened at 10:15am by Chairperson

Warm welcome was extended to all to the opening of our new season and all present introduced themselves.

Committee Reports

Betty Lehman Discussed highlights of the Health Committee

Lillian Sanseux shared highlights of the Public Safety Committee

Budget Revisions

With anticipation of the new budget year, we reviewed our budget requests FY2014 and discussed our priorities. It was agreed that some changes should be made and they will be communicated to the District Manager. It was noted that the Open Budget Forum will be held in October and this will be communicated to the community for their opportunity to give their input

Budget Consultations with City Agencies

Review the Budget Agenda questions to be asked of the agencies

Answers will be shared at our next meeting

Transportation

An inquiry was made regarding a traffic issue on Nagle Ave. Residents crossing to attend activities at the Y and also shopping, find the traffic speeds and people cross with fear. They would like to see a traffic light in the middle of the avenue. Some effort should be made to slow down traffic. This will be

discussed with the Transportation Committee and the Dept. of Transportation.
Results will be shared at our next meeting

An Access-a-ride representative will be asked to attend a future meeting to update us on the changes for ruling on requests.

RAPP - (Release Aging People in Prison) Ms. L. Whitehorn representing this organization spoke briefly about the group. She will return at a future meeting and share the total goals and operation of this group

City Harvest-- Ms. G. Mejia announced that information meetings will begin again monthly and we will be notified of the dates and time.

ANNOUNCEMENTS

10th Annual "Fall into Health " Fair

Wednesday, October 9, 2013

@ Isabella's Recreation Hall

515 Audubon Avenue Community Board 12 will have a booth

Washington Hgts & Inwood Council on Aging

Annual Breakfast Conference

October 24, 2013

@ Isabell Geriatric Center

begins at 9am

Community Board 12

Public Safety Committee

September 11, 2013

Present – Committee Members

Michael Jimenez, Chair

Chris O'Sullivan

Liliana M. Saneaux

Rud Morales

Pamela Palanque-North

Absent

Michael Mowatt-Wynn, Public Member

Shahabuddeen Ally

Present – CB 12

George Fernandez, Chair CB 12

Agency –Guests

Lt. Sal Marchese (34th Pct.)

Captain Daniel Green (33rd Pct.)

Sandrine Ferminos (DA's Office)

Public Guests

Victor Castro (OPUS)

Marisa Marellino (Columbia U Reporter)

Richard Santos (Claro Negro

Mardoqueo Morales (Claro Negro)

Joseph Scalzo

Helen Romero

Erridics Barilla

Carlos Bobadill (District 12)

Wendy Bonilla (Ganesha)

Arlene Schulman

Meeting called to order 7:12 pm

The Public Safety Committee Introduction and opening statements

The PS Committee members introduced themselves

The PS Chair addressed the audience and gave them a brief description of the CB12M's role in the community and what action to take to file a complaint or get in contact with the board.

Update from 33rd Precinct – Captain Green

Crime Statistics

Increase in Robberies, Felony Assault and Grand Larceny.

Decrease in GLAs (Auto Theft) and Burglaries.

Grand Larcenies

Grand Larcenies are up throughout the city. These are a property or Identity theft crime. These crimes can be prevented by shredding your documents and being vigilant about the information you leave behind for strangers to get information.

There has been an increase of cell phone snatchings. This is a city wide problem. Captain Green recommends disguising the phone with black cases. Most white phones are apple products and is what they look for to snatch due to high demand. The 33rd pct asks you register you phone with them.

Bike Path incidents

On August 24th and August 29th there were two robberies that took place on the southbound bike path along the Hudson River. A baseball was used in one of the robberies and the other was strong-armed. The bikes were stolen in both instances.

Captain Green asks that everyone register bicycles with the NYPD. 209 bikes have been registered this year.

Laundromat Burglaries

There were 3 Laundromat Burglaries and home burglaries that occurred in the southern tier of the precinct. An arrest has been made. Since the arrest burglaries has stopped.

Pedestrian Safety

There has been an increase on pedestrian and motor vehicle collisions in streets like Amsterdam Avenue and Broadway. They have tried to correct this by doing a *Fail to Yield* enforcing. He asks that pedestrians be alert while crossing the streets.

450 West 162 (Pill Clinic)

Board Member Pamela Palanque-North asked for an update on the Pill Clinic located in 450 West 162nd St. (between St. Nicolas and Edgecomb). Praised the 33rd Precinct for more police presence. She raised concern about the amount of double parked cars and activity in general in the area due to the clinic. She pointed that there was a daycare and a Pentecostal Church in the immediate area and wanted to know if there has been any progress made. Captain Green explained he is newly assigned to the area and will get back with an update.

Update from 34th Precinct – Lt. Marchese

Burglaries

There is an increase in crime. Grand larcenies continue to be the main problem. Individuals not aware of their surroundings are the victims. iPhones and Galaxy 3s are the targets. In most cases it is grand larcenies but because of the use of force in some cases the crime is elevated to a robbery. The 34th

Precinct Community Affairs officers are reaching out to the community and handing out flyers to raise awareness. In addition, Officer Harding and Officer Davin made a robbery arrest in the Isham Park area while someone was being attacked to steal a phone. Since the arrest, as per Lt. Marchese, there has been no more cell phone grand larcenies or robberies reported. They are expecting numbers to go down because of the arrest.

There was also an arrest made by Officer Cane and Officer Somora of three individuals that were forging checks. These individuals were opening bank accounts and cashing fraudulent checks via the use of the ATM machines.

The Planet Fitness on Dyckman is experiencing people breaking in to their members lockers

There is a decrease in arrests, burglaries

Car Theft

Car theft is down

Mail Fishing

Mail fishing issue seems to now be under control as per Lt. Marchese for the 34th. On the 33rd it was an issue. The Postal Service replaced 31 mailboxes. The issue on the 33rd was happening on the border of the 34th pct.

Summer Shooting

There were two shooting in the summer months. One in the 34th Pct on Post Avenue between 204st. and 207st. No one was hurt. The one on the 33rd pct was on 167st. one male was shot in the leg and the other in the thigh.

Arrests were made at the scene in both incidents at the scene and firearms were confiscated. Police responded immediately at both incidents.

Community Leaders Reception

Pan Palanque-North stated that on October 2, 2013 at 6:30 there will be a community leader's reception at the Morris-Jumel Mansion. Chief Banks was invited and is scheduled to attend at 7pm. Community organizations will be getting an invitation to attend.

34th Precinct confiscated about 34th motorcycles during the summer.

District Attorney's Office Report – Sandrine Fermino, Community Affairs Coordinator, Northern Manhattan Office

For the month of August:

33rd pct

148 arrests

91 pending

29 sentenced

34th pct

129 arrests

85 pending

28 sentenced

12 sentenced to jail time.

As per Sandrine Fermino, the numbers for June and July are very similar to those of August. Most arrest were marijuana and domestic violence arrests.

The DA's office in conjunction with the 33rd and 34th pct are hosting a Crime Prevention Forum for managing agents (Building Managers) on Oct 2nd at 10:00am at the Community Board 12M office. If you would like to include a managing agent please contact Sandrine Fermino. This is a way for them to be aware of the issues of the buildings they manage and work with the NYPD to give them access to building cameras of the property via the internet.

Domestic Violence awareness is coming up in October and she would like to get in touch with any school or other venues that may benefit from a presentation regarding Domestic Violence.

A Thank You to the NYPD

Mike Jimenez thanked the NYPD for hosting the National Night Out event. The 34th pct Lt. was also thanked on behalf of the community for the officers who arrested two individuals while trying to make a deal on a kilo of heroin.

The Public Safety Committee did their rankings.

Old Business

A letter was written to Parks and Cultural affairs about someone having concerns about the valet parking at La Marina is illegal. Also said that the patrons were having intercourse on the beds in the beach area. Lt. Marchese stated they have not experienced any real problems at La Marina. He says that traffic since last year has been modified to improve the the flow.

New Business

Meeting adjourned 8:23pm