

**Community Board 12, Manhattan
General Meeting
June 28, 2016**

**Richard M. Ruzika Theater - Campbell Sports Complex
Broadway & West 218th Street
New York, New York 10034**

Board Members Present:

Shahabudden Ally, Yahaira Alonzo, Mary Anderson, Glennis Aquino, Anita Barberis, Wayne Benjamin, James Berli, Daryl Cochrane; Robin Cruz; Gerard Dengel, Fern Hertzberg; Fe Florimon; Wanda Garcia; Mitchell Glenn; Osi Kaminer; Andrea Kornbluth; Elizabeth Lehmann; Richard R. Lewis; Elizabeth Lorris-Ritter; Maria Luna; Jay Mazur; Isidro Medina; Priscilla Mota-Willis; Deborah Nabavian; Ayisha Ogilvie; Maurice Owen-Michaane; Liliana Saneaux; Arlene Schulman; Steve Simon; Carlos Suero; Karen Taylor; Felipe Wityk Sanchez

Board Members Absent - Excused:

Jason Compton; Joseph Kalinsky; Pamela Palanque North;

Board Members Absent:

Richard Allman; , Isaiah Obie Bing; Jennie Chung; Aldemar De Jesus Diaz; Katherine Diaz; Natalie Espino; Domingo Estevez; Barbara Frazier;; Rud Morales; Estevan Nembhard; Jonathan Reyes; , Angela Sanchez; Luis Tapia; Javier Trejo;

Staff: Ebenezer Smith, Debora Blow, Paola Garcia

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***Call To Order:*** Chairman Shahabudeen Ally called the meeting to order at 6:30 pm.

***Chair's Report & Announcements:***

Chairman Ally began the meeting by presenting (2) Awards:

- (1) A Certificate of Appreciation to Danita Nichols and Inwood Public Library for receiving the 3<sup>rd</sup> Annual Neighborhood Library Award & for her dedicated leadership and service to the community
- (2) An Award Plaque e to Maria Luna for her recent election as President of 33<sup>rd</sup> Precinct Community Council and for her many years of dedicated service to the community.

He announced a new restaurant coming to the community: ***"Golden Girls"*** & the new proprietor: Michael Rue is opening ***"Golden Girls"*** based on the former TV show. It will have many of the artifacts from the show including Rue McClanahan's piano. There will be a stage and the community is invited to use the stage for various events. The restaurant will be on 4396 Broadway between 187<sup>th</sup> & 188<sup>th</sup> Street.

Chair Ally announced that he has provided a written report for June which is available at the info table.

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District Manager's Report:

~ June 30th is the close of the fiscal year.

- ~ He is working on the Statement of District Needs for the district. It is a new on-line process in which the Statement of District Needs will merge with the Budget Process. He will send out a link to all CB 12 members so that all can assess what programs in the district will need funding. OMB & City Planning are working together on this.
- ~ The new office of “**Work Force 1**” has opened at 516 West 181 Street – 5th floor. “**Work Force 1**” will come to CB 12 after their July ribbon cutting. They have been invited to the Committee of the Whole meeting on July 19th. They will have a job seekers event on July 1.
- ~ The Federal National Health Examination Survey is being conducted in this community. Surveyors will contact you in your home between July 14th and September to conduct the survey. Their pamphlet is in the back.
- ~ The Minutes and Resolutions for all previous CB 12 meetings thru May are on the CB12 web site.
- ~ Work is proceeding on a new template for the CB 12 web site.

Public Session- coordinated by Felipe Wytik Sanchez:

Maria Luna, President, 33rd Precinct Council announced that meetings will be held the last Thursday of the month at 6:30 pm. The District covers the area from 155th Street – 178th Street. All are invited.

Fidel Malena, Outreach Coordinator, Pre-K for All, Department of Education announced that he can help families find placement for their children born in 2012 for full day Pre-K Programs. He can be reached at (212) 637-8044.

Dr. Jose Ortiz, AIGA, Medical Doctor in the community gives lectures about health. He is willing to provide lectures paid for by donations. He and his colleagues have lost their space and he is looking for help from the community to find affordable space in which to practice.

Sherina Ritter, Department of Health & Mental Hygiene, Pest Control Services announced a program to train building owners on how to identify sources of rat infestations.

Edwina Williams, President of the Co-Op Board at 91 Payson Avenue objects to the fact that approval has been granted to 5065 Broadway without sufficient community input.

Martin Collins, Community Resident (with 35 others) objects to the potential rezoning of East and West Broadway in Inwood (214th to 218 Streets) to R8A Zoning which will permit up to 18 story buildings in that area. It is not contextual.

Carol Stevens, Community Resident, Co-Op Board Member, 91 Payson Avenue, spoke in favor of the moratorium on new liquor licenses.

Nancy Preston, Community Resident at 17 Seaman Avenue, objects to the conditions on Dyckman with respect to the presence of loud and irresponsible businesses. She objects to #8 – Sidewalk Café for Majas Tapas Restaurant

Jean Jaworek, West 181st Street Beautification Project, thanks the Parks & Cultural Affairs Committee and Transportation Committee for their assistance in helping improve the gardens on 181st Street and supports the resolution up for a vote this evening.

Caterina Rivera, Healthy Neighborhoods Manager, City Harvest announced the Washington Heights and Inwood Food Council whose mission is to improve access to healthy foods in the community. They have had several community events and are planning more. They are on Facebook: www.Facebook.com/Whin food council. She can be reached (646) 412-0719

Katherine O’Sullivan, Community Resident, read a letter to Manhattan Borough President in which she referenced a May 23 Town Hall meeting called by Councilman Rodriguez and attended by CB 12 Chair Ally in which no mention was made of the upcoming resolution regarding 4650 Broadway which was to be presented at the May 25th CB 12 meeting. She claimed that the community did not have

sufficient notice or input before the vote was taken – nor was the resolution listed on the Agenda. She is also against the following Resolutions: # 1, 6,7,8,9,10,14,15.

Jennifa Fox, Community Resident, 5009 Broadway, raised objections to Resolutions #1, 6 &9 and indicated that there were 533 recent complaints against the establishments on Dyckman St.

Julia Mair, Community Resident indicated her objection to Resolutions # 8 & 10 and also against new Liquor licenses for 3, 13, & 14.

Cheryl Miller, Moving Forward Unidos, read a statement that registered their objection to new liquor licenses on Dyckman Street and indicated that # 8 - Majas Tapas Restaurant - should be a restaurant only – no liquor license. In addition, #10 should not be approved for a sidewalk café.

David Thom, Community Resident, spoke about 4650 Broadway and showed slides regarding various options. He asserted that the zoning approved by the Board last month is not contextual and is not consistent with what should be in Inwood.

Danita Nichols, WH & I Libraries, spoke about summer at Your Libraries which are at 4790 Broadway, 1000 St. Nicholas and 535 West 179th Street.

Lt. Leo Tineo, FDNY, Office of Community Affairs, announced that he would like to get the word out on the upcoming Fire fighter test. He would like to make presentations at community events. The test comes up once every 5 years – and he wants to be inclusive of everyone.

David Friend, Community Resident, Nagle Avenue, requested the Board to oppose #11, 13, and 15. He opposes the spot rezoning on 4650 Broadway and wants more rent stabilized housing – not the 20% proposed. He also registered his objection about the Resolution passed by CB 12 in the May meeting – and asserted it does not reflect the will of the community.

Jeremy Daniel, Community Resident registered his opposition to valet parking on Dyckman due to excessive traffic and noise – and does not want the Board to approve the application of any restaurant that offers valet parking

Pat Courtney, Community Resident, Park Terrace West spoke about the rezoning of 4650 Broadway and indicated that there are 738 signatures of community residents on an on-line petition to reject the spot rezoning of 4650 Broadway.

Joel Yoffie, Community Resident & poet read “Hymns of Praise to Warrior Gods - We live in Troubled Days”

Paul Hintersteiner, Community Resident, Fort George Hill, spoke about the lack of access to subways by Handicapped individuals and the misplaced emphasis on bike lanes – instead of improved access to public transportation.

Ky Williams, Community Resident supports the efforts of Nancy Preston and other community residents who are fighting for affordable housing and quality of life measures. . She also announced her resignation from the Rotary Club of Inwood Manhattan.

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**Elected Official's Report:**

**Manuel Belliard, Office of NYC Councilman Mark Levine**, announced that the Councilman is hosting their 3<sup>rd</sup> Annual Block Party on August 28<sup>th</sup> from 6:00pm to 8:00 pm.

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Agenda Adoption: The meeting Agenda as adopted at **7:50 pm** following a motion made by Maurice Owen Michaane and seconded by Maria Luna.

Minutes Adoption: The minutes were adopted at **7:51 pm** following a motion made by Mary Anderson and seconded by Richard Lewis. The only change was that Robin Cruz kept time – and this needs to be reflected in the minutes.

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**Special Commendation:**

Chair Ally introduced Youth & Education Committee Chair, Fe Florimon, who spoke about the Youth & Police Rally which took place on June 18<sup>th</sup>. Part 1 was the Walk and Part 2 was a Resource Fair. She thanked all who participated.

Chair Ally and Ms. Florimon then presented plaques to Detective Thomas Tropmann and Officer Edwin Rodriguez who recently received the Sloan Public Service Award of the Fund for the City of New York for their work with the youth in the community.

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Manhattan Borough President's Report

Giovanni Puello, Community Liaison, Office of Manhattan Borough President, reported the following:

- ~ He reported that two HPD owned building that have been vacant for the past 8 years need to be repopulated. The MBPO's office has asked the Commissioner of HPD to permit those who have been displaced from these HPD buildings to return to their homes.
- ~ The Manhattan Borough President testified at the Rent Guidelines Board on June 20th to preserve rents as they are.
- ~ There was a forum at the State Office Building – ATFC Task Force. The Manhattan Borough President serves on this task force.
- ~ There will be a Borough Board meeting on July 21.
- ~ There will be a tea dance in celebration of Pride Month on Wednesday, June 29th at 81 Chambers Street between the hours of 6:00pm and 9:00 pm.

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**Committee Reports:**

**Committee for the Aging & Housing & Human Services:**

Fern Hertzberg who serves on both committees presented a joint resolution on behalf of both Committees concerning ARC XVI Senior Center. **Resolution A** requests that City support their efforts to remain in their home until a new affordable location can be found – and to fund the cost of any move that may become necessary. They have been at 4111 Broadway for 15 years and serve thousands of seniors each year. The Church that owns the building has indicated a refusal to renew the current lease that expires in December 2016. The reference to 3,900 seniors each day was changed to 3,900 per year. A friendly amendment was made by Jim Berlin and approved to change “10 square blocks” to “10 blocks”.

**Wayne Benjamin, Chair, Land Use Committee** reported there are (2) Resolutions up for review and approval this evening: **Resolution B** concerns a BSA request for a 10 year extension to an existing Zoning Variance to permit the continued use of 21-23 Hillside Avenue as a public parking site. **Resolution C** affirms a previous Resolution passed by CB 12 in 2012 requesting DCP to initiate the Process to Develop Contextual Rezoning Plan for Washington Heights & Inwood. This was initially done when the rezoning of CB 9 was completed.

**Yahira Alonzo, Chair, Traffic & Transportation**, reported that there are (2) Resolutions to be considered this Evening. **Resolution D** concerns a proposal to hold a workshop on transportation needs and proposed design changes to Dyckman Street. **Resolution E is a joint resolution with Parks and Cultural Affairs** to support the renovation of the Pinehurst Avenue 181<sup>st</sup> Street Terraced Gardens. **Osi Kaminer, Assistant Chair, Parks and Cultural Affairs**, represented f the Parks & Cultural Affairs Committee. They indicated (2) changes to Resolution E: Delete the 6<sup>th</sup> “whereas” and change the 5<sup>th</sup> “whereas” to include reference to their expertise.

**Fe Florimon, Chair, Youth & Education**, referred to the minutes of her committee. She also thanked everyone for their support for the efforts of the Committee.

**Arlene Schulman, Chair, Public Safety Committee**, reported that the committee has taken a different turn in that they look at COMSTAT statistics each month. They have focused on crime, domestic violence and other important topics. This focus will continue through the fall.

**Ayisha Ogilvie, Chair, Housing & Human Services**, reported that there is looming resurgence of 421A that the committee has discussed and is not in favor of – considering the number of homeless in the City. She indicated that the Committee is looking at other options to promote affordable housing.

**Maurice Owen Michaane, Chair, Business Development** reported success in saving Associated Supermarket. He also spoke about the successful Business Forum held in the spring and announced a Jobs Forum in September. He also indicated that they would be communicating with the Port Authority about the status of the construction and the plans to open.

**Steve Simon, Chair, Health & Environment**, reported that they co-hosted and attended a special community forum on the Zika Virus. The Forum was successful and CB 12 and CUMC will work together on similar efforts in the future.

**Aldemar De Jesus Diaz, Chair, Licensing Committee**, reported that there are 26 Resolutions and some notes or changes:

- # 12 – The owner signed an agreement to change the direction of the speakers but only did so after a Board Member showed up and asked about it.
- #22 – Park Terrace Café – we cannot vote on this resolution based on the committee vote. A motion was made and seconded to change the language to read “does not recommend”.
- #21 – Resolution should read “to recommend” – not, “to not recommend”. It is a typo.

**Resolution Voting Results**

|    | <b>Resolutions</b>                                                                                                                                                                                                                                                  | <b>Voting:<br/>Y-N-<br/>Abstain -<br/>Absent<br/>NV</b> | <b>Passed or<br/>Failed</b> |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------|
| A. | Joint Resolution requesting extension of ARC Lease and Funding for the renovation, relocation and increased costs of the ARC Fort Washington Senior Center. <b><i>As amended.</i></b>                                                                               | 31-0-0-0                                                | <b><i>passed</i></b>        |
| B. | Resolution supporting the application submitted to the BSA on behalf of 21 Hillside LLC. Requesting a 10 year extension to the term of an Existing Zoning Variance in order to permit continued use and occupancy of 21-23 Hillside Avenue as a public parking lot. | 30-1-0-0                                                | <b><i>passed</i></b>        |
| C. | Affirming the Resolution passed by Community Board 12 Manhattan in October 2012 requesting the Department of the City Planning Initiate the Process to Develop a Contextual Rezoning Plan for Washington Heights & Inwood.                                          | 30-0-0-1                                                | <b><i>passed</i></b>        |

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| D. | Resolution proposing holding a workshop on the Transportation Needs and Proposed Design changes to Dyckman Street                                                                                                                  | 31-0-0-0  | <b><i>passed</i></b> |
| E. | Joint Resolution in support of the Renovation of the Pinehurst Avenue/181 <sup>st</sup> Step Street Terraced Gardens. <b><i>As amended.</i></b>                                                                                    | 30-0-0-1  | <b><i>passed</i></b> |
| 1. | Resolution <b><i>to recommend</i></b> the SLA to grant a Renewal of its On-Premise Liquor License to: <b><i>Café Sahara Inc.</i></b> – 4026 10th Avenue (at the corner of West 215th Street).                                      | 8-22-1-0  | <b><i>failed</i></b> |
| 2. | Resolution <b><i>to recommend</i></b> the SLA to grant a Renewal of its On-Premise Liquor License to: Vida Café Inc. dba Mamajuana Café – 243 – 249 Dyckman Street (Bet Seaman & Payson Avenues).                                  | 22-7-2-0  | <b><i>passed</i></b> |
| 3. | Recommendation <b><i>to recommend</i></b> the SLA to grant a Renewal of its On-Premise Liquor License to: Inwood Restaurant Corp. dba <b><i>La Nueva España</i></b> 606 West 207th Street, (between Vermilyea *& Broadway Avenues) | 27-4-1-0  | <b><i>passed</i></b> |
| 4. | Recommendation <b><i>to recommend</i></b> the SLA to grant a Renewal of its On-Premise Liquor License to: Corcho Corp. dba <b><i>Corcho Wine Room</i></b> – 227 Dyckman Street, (corner of Seaman Avenue)                          | 24-6-1-0  | <b><i>passed</i></b> |
| 5. | Resolution <b><i>to recommend</i></b> the SLA to grant a Renewal of its Restaurant Wine License to: Sylvia L. Duran dba <b><i>Grito Mexican Grill</i></b> – 2555 St. Nicholas Avenue (corner of West 188 <sup>th</sup> Street).    | 26-4-1-0  | <b><i>passed</i></b> |
| 6. | Resolution <b><i>to recommend</i></b> the SLA to grant an Alteration to Existing Method of Operation to: <b><i>Café Sahara Inc.</i></b> – 4026 10 <sup>th</sup> Avenue (corner of West 215 <sup>th</sup> Street).                  | 9-21-1-0  | <b><i>failed</i></b> |
| 7. | Resolution <b><i>to recommend</i></b> the SLA to Grant an Alteration to Existing Method of Operation to” Vida Café Inc. dba <b><i>Mamajuana Café</i></b> – 243-249 Dyckman Street (Between Seaman & Payson Avenues).               | 17-12-2-0 | <b><i>passed</i></b> |
| 8. | Resolution <b><i>to recommend</i></b> the DCA to grant a New Enclosed Sidewalk Café to: <b><i>Maja’s Tapas Restaurant Bar Inc.</i></b> – 229 Dyckman Street (between Broadway & Seaman Avenues).                                   | 10-21-0-0 | <b><i>failed</i></b> |
| 9. | Resolution <b><i>to recommend</i></b> the DCA to grant a New Enclosed Sidewalk Café License to: <b><i>Eskina</i></b> 214 Corp dba Café Tabaco & Ron – 501 West 214 <sup>th</sup> Street (corner of 10 <sup>th</sup> Avenue)        | 9-21-1-0  | <b><i>failed</i></b> |

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| 10. | Resolution <b>to recommend</b> the NYC Department of City Planning to grant a New Enclosed Sidewalk Café License to Vida Enterprises Inc. dba <b>Pat E Palo</b> – 251 Dyckman Street (between Payson & Seaman Avenues). | 9-21-1-0  | <b>failed</b> |
| 11. | Resolution <b>to recommend</b> the SLA to grant a New On-Premise Liquor License to: <b>WFRB Inc.</b> – 141 Nagel Avenue (between Arden & Thayer Streets).                                                               | 11-19-1-0 | <b>failed</b> |
| 12. | Resolution to recommend the SLA to grant a New On-Premise Liquor License to: El Mexican Restaurant Corp. dba <b>La Oaxaquena</b> Restaurant – 1969 Amsterdam Avenue (corner of West 158th Street)                       | 11-19-1   | <b>failed</b> |
| 13. | Resolution <b>to recommend</b> the SLA to grant a New On-Premise Wine License to: <b>Dyckman Billiards Café Inc.</b> – 100 Dyckman Street (corner of Nagle Avenue).                                                     | 18-12-1-0 | <b>passed</b> |
| 14. | Resolution <b>to recommend</b> the SLA to grant a New On-Premise Liquor License to: <b>Fat Pig Inc.</b> dba TBD – 120 Dyckman Street (corner of Post Avenue)                                                            | 14-15-2-0 | <b>failed</b> |
| 15. | Resolution <b>to recommend</b> the SLA to grant a New On-Premise Liquor License to: A & V Group Corp. dba Luz <b>Bar &amp; Grill</b> – 92 Nagle Avenue (corner of Sickles Street).                                      | 13-16-2-0 | <b>failed</b> |
| 16. | Resolution <b>to recommend</b> the SLA to grant a New On-Premise Liquor License to: Sugary Goddess Corp dba <b>Arka Lounge</b> – 4488 Broadway (between Fairview Avenue & West 193 <sup>rd</sup> Street).               | 16-12-2-0 | <b>passed</b> |
| 17. | Resolution <b>to not recommend</b> the SLA to grant a New On-Premise Liquor License to: Luxor NY, LLC dba Luxor – 3775 10 <sup>th</sup> Avenue (between 202 <sup>nd</sup> & 203 <sup>rd</sup> Streets).                 | 25-5-1-0  | <b>passed</b> |
| 18. | Resolution <b>to recommend</b> the SLA to grant a New Restaurant Wine License to: <b>Saxon y Mas Restaurant &amp; Bar Inc.</b> – 4193 Broadway (between West 177 <sup>th</sup> & West 178 <sup>th</sup> Streets).       | 26-4-1-0  | <b>passed</b> |
| 19. | Recommendation <b>to recommend</b> the SAL to gran a New Restaurant Wine License to: Sabor Tropical Restaurant Corp. dba <b>Sabor Tropical Restaurant Corp.</b> – 143 Sherman Avenue (corner of Academy Street).        | 24-7-1-0  | <b>passed</b> |
| 20. | Resolution <b>to recommend</b> the SLA to grant a New Restaurant Wine License to: <b>Rue La Rue Inc.</b> 4396 Broadway (between West 187 <sup>th</sup> & West 188 <sup>th</sup> Streets).                               | 25-5-1-0  | <b>passed</b> |

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| 21. | Resolution to <b>recommend</b> the SLA to grant a New Restaurant Wine License to: <b>Capri Restaurant</b> – 1342 St. Nicholas Avenue (corner of West 177 <sup>th</sup> Street). <b>As amended.</b>                    | 23-6-2-0  | <b>passed</b> |
| 22. | Resolution to <b>not recommend</b> the SLA to grant a New Restaurant Wine License to Park Terrace Café Corp. dba <b>Cuevas Café</b> – 5025 Broadway (corner of West 215 <sup>th</sup> Street). <b>As amended.</b>     | 29-1-1-0  | <b>passed</b> |
| 23. | Resolution to <b>recommend</b> the DCA to grant a New Enclosed Sidewalk Café License to: Carnival Latin Bistro Corp... dba <b>Altus Café</b> – 4325 Broadway (corner of West 184 <sup>th</sup> Street).               | 19-11-1-0 | <b>passed</b> |
| 24. | Resolution to <b>recommend</b> the SLA to grant a Renewal of its On-Premise Liquor License to: <b>R &amp; M Corp.</b> 1261 -1263 St. Nicholas Avenue (corner of West 173 <sup>rd</sup> Street).                       | 23-7-1-0  | <b>passed</b> |
| 25. | Resolution to <b>recommend</b> the SLA to grant a Renewal of its On-Premise Liquor License to Madison Fashion Inc. dba <b>Voga Lounge &amp; Grill</b> – 300 Audubon Avenue (corner of West 180 <sup>th</sup> Street). | 26-4-1-0  | <b>passed</b> |
| 26. | Resolution to <b>recommend</b> the SLA to grant a Renewal of its Eating Place Beer License to: <b>Pollo Dorado Fried Chicken</b> – 1497 St. Nicholas Avenue (corner of West 185 <sup>th</sup> Street).                | 27-4-0-0  | <b>passed</b> |

**Resolution proposed by Richard Lewis:**

Amend Resolutions # 1, 6, 8, 9, 10 & 12 to add after “whereas the application has agreed in writing” the statement “but has not been complied with as of June 28, 2016”. **Vote: 26-3-4-0 Passed**

**Resolution proposed by Ayisha Ogilvie:**

Amend any resolution that includes reference to the proposed moratorium on licenses in Inwood and elsewhere. **Vote: 17-7-7-0 Passed**

**Adjournment: 9:30 pm.** Motion made by Felipe Wytik Sanchez. Seconded by Wayne Benjamin.

**Prepared by:** Elizabeth (Betty) Lehmann  
Assistant Secretary  
September 27, 2016