



Robert Rodriguez
Chair

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District Manager

COMMUNITY BOARD ELEVEN

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**Full Board Meeting
Community Board 11
Covello Seniors Center
312 East 109th Street
New York, NY 10029**

Pre-Registered Speakers

Irene Plax - Greenmarket – having July openings at Mt. Sinai and Harlem Hospital. They accept food stamps and this year they accept both debit and credit.

Debbie Quinones – CB11 Board Member – in front of the board to clear up speculation regarding stated conflicts of interest. Wants to work towards community board reform. Concerned that the Community Board is target of a campaign to make it ineffective.

Giovanni Breceovich – Patsy's – celebrating 75th anniversary on August 19th. Rolling back prices to 1930's. Customer appreciation.

Collette James – Citizen Schools – National non-profit educational after school programs. Launching program and wanted to come before the board to introduce themselves, also offering part-time positions.

Elected Officials

Rafael Escano – Office of Comptroller William Thompson – handed out an update. Read a letter regarding discretionary funds misuse. Clarified that his office has not frozen funds. There are new procedures to ensure that phantom entities do not benefit from archaic system. Encouraged anyone with concerns regarding contracts to call 212-669-3838.

Simeon Banister – Public Advocate Betsy Gotbaum's Office – watchdog for city services. Gave ombudspersons phone number. 212-669-7250. Concerned with a Village Voice article which stated that less than 1% of contracts go to certified M/WBE contractors.

Leslie Wyche – Councilmember Inez Dickens Office – referred people to newsletter. Commend the Board for their role in the 125th Street Rezoning. Working on addressing the issue of gun violence in Harlem. Also offering free grant writing workshops.

Scott Stringer –Manhattan Borough President– welcomed the new members. Reminded them that there is a June 23 mandatory meeting/training. Thanked the board for their efforts with Go Green East Harlem. Discussed the East 125th Street Development and his hopes for a better process. Feels that the RFP is reflective of what the community wants but also noted that the “no developer” process is not fair to the community. Spoke about Community Board reform and the importance of unity within the Community Board.

BUSINESS SESSION

- 1) **Roll Call** – Monica Brown, Assistant Secretary; quorum reached
- 2) **Adoption of the Agenda** – moved by F. Mastrotta; seconded by G. Figueroa and approved unanimously.
- 3) **Approval of the Board’s Minutes I** – moved by M. Washington; seconded by H. Vives-Vazquez and approved unanimously.
- 4) **Approval of the Board’s Minutes II** – moved by M. Washington; seconded by F. Mastrotta and approved unanimously.
- 5) **Chair’s Report** – moved by F. Mastrotta; seconded by M. Bell and approved unanimously.
- 6) **District Manager’s Report** – moved by G.A. Johnson; seconded by A. Rivera and approved unanimously.
- 7) **Committees:**
 - a. Office Oversight – moved by F. Mastrotta; seconded by I. Miranda and approved unanimously.
 - b. Housing – moved by G. Figueroa; seconded by G.A. Johnson and approved unanimously
 - c. City Properties/Land Use – moved by M. Washington; seconded by M. Brown and approved unanimously
 - d. Economic Development – moved by G.A. Johnson; seconded by F. Mastrotta and approved unanimously.
 - e. Zoning – moved by I. Miranda; seconded by G. Figueroa and approved unanimously.
 - f. Cultural Affairs – moved by M. Washington; seconded by I. Miranda and approved unanimously.
 - g. Seniors – moved by G.A. Johnson, seconded by I. Miranda and approved unanimously.
 - h. Health & Human Services - moved by G. Figueroa; seconded by I. Miranda and approved unanimously.
 - i. Mental Health - moved by M. Bell; seconded by J. Febbraro and approved unanimously.
 - j. Public Safety & Transportation - moved by M. Washington; seconded by I. Miranda and approved unanimously.
 - k. Youth & Education - moved by G. Figueroa; seconded by M. Washington and approved unanimously.
 - l. Parks & Recreation - moved by I. Miranda; seconded by J. Lawson and approved (1 abstention: Matthew Washington).

8) New Business:

Gus Rosado – Operation Fightback

Came before the board to receive a renewal letter for the P.S. 109 development. The development would include affordable housing for artists, an educational component and community space. Three not-for-profits have come together to make this development possible.

Marina Ortiz asked if the educational component would be permanent and Mr. Rosado responded that it would be. Hilda Vives-Vazquez asked who the three partners were. The three partners were identified as Operation Fightback, Art Space Project and Harlem RBI. Carmen Villegas asked if all issues were resolved at the City Properties/Land Use committee. Mr. Rosado said that they had been and that there would be another opportunity through ULURP. He also explained that the update letter was needed due to the fact the plan had been update and that the financial sources required it.

Carmen Villegas made a motion that the update renewal letter be granted. The motion was seconded by Cesar Ortiz and was approved (1 Present-Not-Voting: M. Washington).

Garry Barash – POCO – 1653-1655 Madison Avenue

The property was purchased with hopes that it would be combined with a HPD Cornerstone Project property. When they did not get the HPD Cornerstone Project they were left with this property. They now want to use the air rights from the community garden to develop their site. The use of the air rights would allow them to build 19 units, up from 14.

The development would be two, eight storey buildings, both would have a community facility and one of them would have retail. The buildings would be entirely market rate but if granted the opportunity to use the air rights two units would be made available at 80% AMI.

Chester Asher requested that the affordable units be made affordable at 30% AMI. Mr. Barash stated that it was not feasibly possible. Marion Bell asked questions regarding which retailers would be included. A representative from the development team stated that no marketing plan had been completed as of yet and that they did not yet know who they would be renting to. Garry Anthony Johnson stated that 2 affordable units was an unacceptable offer. Matthew Washington reiterated this statement and added that he would not be supporting the application as it is not in line with what is usually required. Garry Anthony Johnson then stated that the board has never supported a development proposal that has 90% market rate and 10% at 80% AMI.

J. Lawson made a motion to reject the proposal. The motion was seconded by H. Vives-Vazquez and was approved unanimously.

Adjournment –

A motion to adjourn was made by C. Ortiz, seconded by I. Miranda and approved (1 oppose: M. Washington)