



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Full Board Meeting
Tuesday, March 20, 2018, 6:30 p.m.
Goldwurm Auditorium, Icahn School of Medicine, Mt. Sinai Medical Center
1425 Madison Avenue

***** Minutes *****

Members Present (29):

Jose Altamirano
Adem Brija
Carlos Diaz
Holley Drakeford
Elsie Encarnacion
Melanee Farrah
Judith Febraro
Henry Flores
Joseph Goldbloom
Emily Grajales
John Green
La Shawn Henry
Amie Kiros-Petrucci
Alex Kohen
Tabatha Lozano
Adriane Mack
Marissa Mack
Frances Mastrota
Nilsa Orama
Robert Perkins
Xavier Santiago
Ryan Sheffield
Shawn Smith
Shantal Sparks
Vincent Torres
Jonathan Winstone
Jason Villanueva
Candy Vives-Vasquez
Jesse Yang

**Members Marked Present
but Arriving Late (5):**

Jarquay Abdullah
Lilybelle Gonzalez
Mahfuzur Rahman
Jeremiah Schlotman
Steven Villanueva

**Members Marked Present
but Departing Early (0):**
N/A

Excused (7):

Yolanda Brown
Diane Collier
David Giordano
Jean-Pierre Kamwa
Edwin Marcial
Jeffrey Monteiro
Celia Ramirez

Absent (0)
N/A

Elected Officials:

Tendrina Alexandre
*(NYS Senator's Jose
Serrano's Office)*

Tirso Tavarez
*(Councilmember Ben
Kallos' Office)*

Nina Saxon
*(NYC Comptroller's
Office)*

Alfred Gryszkiewicz
*(NYS Comptroller's
Office)*

Stephanie Arroyo
*(Councilmember Ayala's
office)*

Yissely Ortiz
*(Manhattan Borough
President's Office)*

Guests:

Wendy Ferreira
Kamal Walker
Amy Villanueva
Favzi Cizmesija-Ulmer
Xue Mei Wang
Ranya Bautist
Linda Ortizmahsud
Alison Irwin
Paul Dawkins
Evelyn Murrell
Leslie Colon
Raja Flores
Jenny Tromski
Elizabeth Rivas
Richard Facundo
Rachel Adler
Yvette Perez
Jessica Morris
Pilar Dejesus
Magda Muarui
Raman Caba
Russel Shuler
Mario Contreras
Mohammad Ali-Cisse

- I. Call to Order
 - a. Nilsa Orama called the meeting to order at 6:42 PM. She introduced the pre-registered speakers.
- II. Public Session
 - a. Pre-Registered Speakers
 - i. Louis Bernier-Heroux, Bike NY – The speaker discussed the 5 Boro Bike Tour on May 6, 2018 and an ongoing education campaign.
 - ii. Noel Alicea, Metropolitan Hospital – Discussed the opioid prevention program and other public health efforts.
 - b. Elected Officials and Agency Representatives
 - i. Tendirina Alexandre, Office of New York State Senator Jose Serrano
 - ii. Alfred Gryszkiewicz, Office of New York State Comptroller Thomas DiNapoli
 - iii. Tirso Tavarez, Office of New York City Councilmember Ben Kallos
 - iv. Stephanie Arroyo, Office of New York City Councilmember Diana Ayala
 - v. Nina Saxon, Office of New York City Comptroller Scott Stringer
 - vi. Yissely Ortiz, Office of the Manhattan Borough President Gale Brewer
- III. Business Session
 - a. Roll Call
 - i. The roll was conducted at 7:10 PM. A quorum of the body was present and attendance is as indicated in these minutes.
 - b. Adoption of the Agenda
 - i. **Motion:** A motion to adopt the as-distributed agenda was made by Frances Mastro and seconded by Holley Drakeford. The motion to approve passed unanimously by voice vote.
 - c. Approval of the Board Minutes
 - i. **Motion:** A motion to adopt the minutes (as amended per Jason Villanueva’s submitted recommendations) of the full board meeting from February 20, 2018 was made by Melanee Farrah and seconded by Jonathan Winstone. The motion to approve passed unanimously by voice vote.
 - d. Chair’s Report
 - i. **Motion:** A motion to adopt the report of the Chair of CB11 as-distributed and upon presentation was made by John Green and seconded by Amie Kiros-Petrucci. The motion to approve passed unanimously by voice vote.
 - e. District Manager’s Report
 - i. **Motion:** A motion to adopt the report of the District Manager of CB11 as-distributed and upon presentation was made by Carlos Diaz and seconded by Henry Flores. The motion to approve passed unanimously by voice vote.
 - f. Officer Reports
 - i. Xavier Santiago provided a report for informational purposes speaking to the state of NYCHA housing.
 - ii. Alex Kohen spoke to attendance requirements for board members and recent efforts to review attendance requirements.
 - iii. **Motion:** A motion to adopt the report of (I) the Vice-Chair as presented and as-distributed and (II) the Secretary as presented was made by Jose Altamirano and seconded by Frances Mastrotta. The motion to approve passed by voice vote with one abstention (J. Villanueva).
 - g. Committee Reports and Action Items
 - i. Housing
 - 1. **Motion:** A motion—to approve the proposed resolution calling for dedicated funding for tenant group representation, as reproduced at the end of the minutes (as amended by the following amendment)—was

made by Jason Villanueva and seconded by Candy Vives-Vazquez. The motion passed by voice vote with one present, not voting (J. Schlotman).

2. **Motion to Restate and Amend:** Shantal Sparks made a motion to amend the as-adopted resolution subject to the following amendment to the as-distributed resolution to add a whereas clause to be inserted following the eighth whereas clause that reads “WHEREAS, the existing funding that has been allocated for group representation is set to expire on June 30, 2018”. The motion was seconded by Adem Brija. The motion to amend passed by voice vote with one present, not voting (J. Schlotman).
- ii. Environment, Open Space & Parks
 1. **Motion:** A motion—to provide a letter of support for the redevelopment of the East 96th Street Playground in Central Park, as proposed by the Central Park Conservancy—was made by Jonathan Winstone and seconded by Henry Flores. The motion passed unanimously by voice vote.
 - iii. Land Use, Landmarks & Planning
 1. **Motion:** A motion—to support the application of Cutrona Architecture to the Board of Standards and Appeals for a Special Permit for the construction of a new manufacturing building contrary to rear-yard regulations (ZR 43-302)—was made by Lashawn Henry and seconded by Jose Altamirano. The motion passed by roll call vote with 24 in favor, 1 opposed (F. Mastrotta) and 9 abstentions (J. Abdullah; A. Brija; M. Farrah; M. Mack; M. Rahman; J. Schlotman; R. Sheffield; S. Sparks; J. Winstone).
 - iv. Licenses & Permits
 1. Liquor Licenses
 - a. Guadalupe Lucero d/b/a Las Delicias Mexicanas Corp., LL # 1262328
 - i. Applicant sought a Renewal application of a Full Liquor License for the business located at 2109 3rd Avenue, New York, New York 10029.
 - ii. **Motion:** A motion to approve the Renewal for a Full Liquor License for the applicant with liquor license # 1262328 was made by Adriane Mack and seconded by Xavier Santiago. The motion to approve passed unanimously by voice vote.
 - b. North Shore Golf Group d/b/a Randall’s Island Golf Group, LL # 1223853
 - i. Applicant sought a Renewal application of a Wine & Beer License for the business located at 1 Randall’s Island, New York, New York 10035.
 - ii. Applicant previously withdrew the application.
 - iii. **Motion:** A motion to deny the Renewal application for a Wine & Beer License for the applicant with liquor license # 1223853 was made by Frances Mastrotta and seconded by Jesse Yang. The motion to approve passed unanimously by voice vote.
 - c. 1325 CCPJ Corp. d/b/a Maxwell’s Central Park, LL # 1288210

- i. Applicant sought a Renewal application of a Full Liquor License for the business located at 1325 5th Avenue, New York, New York 10029.
- ii. **Motion:** A motion to approve the Renewal application for a Full Liquor License for the applicant with liquor license # 1288210 was made by Melanee Farrah and seconded by Emily Grajales. The motion to approve passed by voice vote with one opposed (L. Henry) and one abstention (J. Villaneuva).
- d. 1325 CCPJ Corp. d/b/a Maxwell's Central Park, LL # 1288210
 - i. Applicant sought an Alteration application for a Sidewalk Cafe for the business located at 1325 5th Avenue, New York, New York 10029.
 - ii. Applicant previously withdrew the application.
 - iii. **Motion:** A motion to deny the Alteration application for a Sidewalk Cafe for the applicant with liquor license # 1288210 was made by John Green and seconded by Xavier Santiago. The motion to deny passed by voice vote with one abstention (J. Villanueva).
- e. Nocciola 110 Corp. d/b/a Nocciola Pizzeria E Tratorria, LL # 1292951
 - i. Applicant sought a Renewal application of a Wine & Beer License for the business located at 123 East 110th Street, Store 4, New York, New York 10029.
 - ii. **Motion:** A motion to approve—the applicant having submitted all required documentation—the Renewal application for a Wine & Beer License for the applicant with liquor license # 1292951 was made by Melanee Farrah and seconded by Adriane Mack. The motion to deny passed unanimously by voice vote with two abstentions (J. Villanueva, S. Villanueva)

2. Street Activity Permits

- a. 111th Street Old-Timers Day – Stickball #390683
 - i. July 8, 2018 – 7:30am to 6pm (Includes Set-up & Break Down)
 - ii. East 111th Street between Madison Ave. & Fifth Ave.
 - iii. Applicant: Wilfred Renta
 - iv. Sponsor: 111th Street Boys Oldtimers Inc.
 - v. **Motion:** A motion to approve the street activity permit # 390683 was made by Carlos Diaz and seconded by Adriane Mack. The motion passed unanimously by voice vote.
- b. HHFM East Harlem Market– Farmers Market #391930
 - i. June 7, 2018 through November 15, 2018 – 7am to 4pm (Includes Set Up & Break Down)
 - ii. East 104th Street between Second and Third Avenues
 - iii. Applicant: Maritza Owens
 - iv. Applicant requested a sidewalk and curb lane closure.
 - v. **Motion:** A motion to approve a sidewalk and curb lane closure street activity permit # 391930 was made by

- Frances Mastrota and seconded by Shawn Smith. The motion passed unanimously by voice vote.
- c. HHFM Metropolitan Market – Farmers Market # 391920
 - i. June 8, 2018 through November 16, 2018 – 7am to 5pm (Includes Set Up & Break Down)
 - ii. East 99th Street between 2nd and 3rd Avenues
 - iii. Applicant: Maritza Owens
 - iv. Applicant requested a sidewalk and curb lane closure.
 - v. **Motion:** A motion to approve a sidewalk and curb lane closure for street activity permit # 391920 was made by John Green and seconded by Amie Kiros-Petrucci. The motion passed unanimously by voice vote.
 - d. HHFM East River Market – Farmers Market #391944
 - i. June 9, 2019 – November 17, 2018 – 7 AM to 4 PM (Includes Set Up & Break Down)
 - ii. First Avenue between East 108th Street and East 109th Street
 - iii. Applicant requested a sidewalk and curb lane closure
 - iv. **Motion:** A motion to deny the street activity permit was made by Shantal Sparks and seconded by Ryan Sheffield. The motion to deny passed unanimously by voice vote.
 - e. Acelets Norsemen Stickball Games Reunion #389460
 - i. July 28, 2018 - 9am to 6pm
 - ii. East 117th Street between Lexington and Park Avenues
 - iii. Applicant: John Medina
 - iv. Sponsor: East Harlem Community for Improvement
 - v. **Motion:** A motion to approve permit # 389460 was made by Carlos Diaz and seconded by Adriane Mack. The motion passed unanimously by voice vote.
 - f. Giglio Feast of Sant Antonio – Street Festival #380902
 - i. August 7, 2018 – August 12, 2018 & August 13, 2018 8am to 8 PM
 - ii. Pleasant Ave. between East 114th and East 116th Streets
 - iii. Applicant: Mitchell Farbman
 - iv. Sponsor: Giglio Society of East Harlem Our Lady of Mount Carmel Shrine
 - v. **Motion:** A motion to approve permit # 380902 (with a revised set up date of August 7) was made by Frances Mastrota and seconded by Jesse Yang. The motion passed by voice vote with one abstention (J. Villanueva).
 - g. Back to School Health Fair Festival - Single Block Festival #400618
 - i. Sept 1, 2018 9am-8pm (Includes Set Up & Break Down)
 - ii. East 116th Street between Second and Third Avenues
 - iii. Applicant: Martina Garcio
 - iv. Sponsor: Hispanic Community Organization for Life
 - v. **Motion:** A motion to deny permit # 400618 was made by John Green and seconded by Emily Grajales. The motion to deny passed unanimously by voice vote.
 - h. 5 de Mayo Fiesta NY– Single Block Festival #391118

- i. May 6, 2018 6am-6pm (Includes Set Up & Break Down)
 - ii. East 116th Street between Second and Third Avenues
 - iii. Applicant: Alex Garcia
 - iv. Sponsor: Mexican Folkloric Dance Society of NY
 - v. **Motion:** A motion to approve permit #391118 was made by Frances Mastrota and seconded by Steven Villanueva. The motion passed unanimously by voice vote.
 - h. Approval of Committee Reports
 - i. **Motion:** A motion to adopt the minutes of all other committees of CB11 as-distributed and as-presented was made by Ryan Sheffield and seconded by Adem Brija. The motion to approve passed unanimously by voice vote.
 - i. Old Business.
 - i. None
 - j. New Business
 - i. None
 - k. Announcements
 - i. Jason Villanueva announced a sleep-out for homeless youth that he is participating in on Friday, March 23, 2018
 - ii. Adriane Mack announced that Salvation Army on April 21, 2018 is having Harlem Girls Empowerment Day
 - iii. Nilsa Orama welcome Jenny Tromski as a new public member
 - iv. Mahfuzur Rahman announced school closures on March 21, 2018
 - v. Frances Mastrota announced that HPD has identified developers for five lots in East Harlem
 - vi. Steven Villanueva announced that April is Autism Awareness Month.
 - vii. Judith Febraro announced that Henry Carter’s legislative breakfast is March 23.
 - l. Adjournment
 - i. **Motion:** A motion to adjourn the meeting of CB11 was made by Jason Villanueva and seconded by Lilybelle Gonzalez. The motion to adjourn passed unanimously by voice vote. The meeting was adjourned at 8:43 PM.

Minutes prepared by: Alex Kohen, Secretary

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Text of Housing Committee Resolution, as Adopted Following Subsequent Amendment

WHEREAS Community Board 11 of Manhattan (hereinafter “CB11”), whose primary mission is to advise elected officials and government agencies on matters affecting the social welfare of the district encompassing East Harlem, Randall’s Island, and Ward’s Island, considers affordable housing to be among the three most pressing issues affecting residents of CB11;

WHEREAS CB11’s Statement of District Needs for Fiscal Year 2019 recognizes that expiring affordability programs will result in a projected loss of 4,230 subsidized and/or regulated units over the next 15 years;

WHEREAS 78% of CB11’s housing stock is rent-regulated and/or subsidized, and the vast majority of CB11 residents live in moderate-, low-, and very low-income households and reside in subsidized and/or rent-regulated housing;

WHEREAS East Harlem is being rezoned to allow for development of increased density;

WHEREAS CB11 recognizes that the rezoning of lower-income communities like East Harlem historically incentivizes and results in the displacement of low- and moderate-income tenants through, among other things, landlord harassment of tenants and landlord violations of laws and regulations governing rent-regulated and subsidized housing;

WHEREAS the City of New York's proposal to rezone East Harlem, while containing some protections for current and future tenants, does not go nearly far enough to address the widespread need for the protection, preservation, and creation of housing that is truly affordable to East Harlem residents, and therefore resulted in CB11's disapproval of the rezoning proposal unless a number of conditions were met;

WHEREAS the City of New York's expansion of the access to counsel for individual tenants in eviction proceedings is a large stride in the right direction that will serve to counteract some of the deleterious consequences for tenants residing in lower-income communities undergoing rezoning;

WHEREAS the City of New York has historically funded legal services not only for individual tenants but also for representation of groups of tenants, with over 6,307 households assisted over the last 40 years under group representation funding grants, with a majority of those households containing multiple family members;

WHEREAS the existing funding that has been allocated for group representations is set to expire on June 30, 2018;

WHEREAS group representation of tenants and individual representation of tenants offer distinct strategic value, with the former generally characterized by affirmative, or offensive, litigation—for example, bringing actions declaring buildings rent-regulated or balancing the power dynamics by bringing suits for repairs by a number of tenants simultaneously—and the latter by defensive litigation in eviction proceedings, and both are necessary to the robust protection of tenants in the courts;

WHEREAS the nature of group representation is empowering because it is frequently proactive and performed in solidarity with other tenants; and

WHEREAS failure to commit funds earmarked for legal services for group representation of tenants would have a detrimental effect on lower-income communities and represent an important contraction in legal services during a time the City states its desire to expand legal representation and tools available for tenants in a time of unprecedented wealth disparity;

NOW, THEREFORE, BE IT

RESOLVED that CB11 calls on the City of New York to maintain a dedicated stream of funding for legal services for group representation of tenants.