Full Board Meeting
Tuesday, April 16, 2019, 6:45 pm
Silberman School of Social Work at Hunter College
2180 Third Avenue, NY NY 10035

*** MINUTES ***


Excused (12): Abdullah, Brija, Encarnacion, Farrah, Febbraro, Flores, Giordano, Goldbloom, Marcial, Monteiro, Sheffield, Tromski

Absent (7): Ashraf, Henry, Heredia, A. Mack, Mastrota, Sullivan, Woodley

Electeds: Dimanja Utshudi, District Attorney’s office; Terrell Brock, Sen Serrano’s office; Gabriel Hernandez, Assembly member Rodriguez’ office; Rosie Mendez, Borough President’s office; Luisa Lopez, Councilmember Ayala’s office; Councilmember Ayala, Assembly member Rodriguez

Public: Debra Taylor, Isidora Echevarria, A. Torres, Fatima Doukoure, Paul Dawkins, Stephanie Arroyo, Carmez Hernandez, Angela Fuller, Kaylee Krager, Regina McFadden, Wendy Ferreira, Ana Paulino, Theresa Richardson, Cera Lopez, Carey King, Rita Wright

The board chair called the meeting to order at 6:50 pm.

Public Session

A. Pre-registered institutions, groups and individuals, 3 min each

1. Sara Malaika, US Census
2. Robert Gordon, Harlem Children’s Zone
3. Kayla Espinal, Children’s Aid Society
4. Noel Alicea, metropolitan Hospital
5. Alex Mionor, Bike New York
6. Jason Wu, CB11

B. Public Elected Officials
1. Councilmember Diana Ayala
2. Terrell Brock, Senator Serrano’s office
3. Gabriel Hernandez, Assemblymember Rodriguez’ office
4. Dimandji Utshudi, District Attorney’s office
5. Assemblymember Robert Rodriguez

C. Borough President’s Report

1. Rosie Mendez

Business Session

A. Roll Call – The District Manager called the roll
B. Adoption of the Agenda - Motion to adopt by McCullough, seconded by Schlotman and passed
C. Approval of the Board Minutes – Motion to approve by Brown, seconded by Torres and passed
D. Chair’s Report - Motion to approve by Brown, seconded by Torres and passed
E. District Manager’s Report - Motion to approve by Brown, seconded by Torres and passed
F. Officer Reports - Motion to approve by Diaz, seconded by Ramirez and passed
G. Committee Reports and Action Items

District Needs & Budget Committee

Housing Committee

1. Ramirez made a motion to adopt a resolution calling on the New York State Legislature to strengthen and renew rent laws. The motion was seconded by Torres and passed unanimously.

WHEREAS Manhattan Community Board 11 (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 Manhattan Community District 11;

WHEREAS CB11’s Statement of District Needs for Fiscal Year 2020 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 East Harlem was rezoned in 2017 to allow for the development of increased density;

WHEREAS CB11 recognizes that the rezoning of lower-income communities like East Harlem historically incentivizes and results in the accelerated displacement of low- and moderate-income tenants;

WHEREAS the City of New York’s proposal to rezone East Harlem, while containing some protections for current and future tenants, did 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 rent-stabilization legal framework, which is the largest affordable housing program, protects approximately 2.5 million tenants, with a median household income of $40,600 per year;

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.

WHEREAS current rent laws allow for certain practices that are detrimental to the goals of affordable housing preservation, including high-rent vacancy deregulation, vacancy bonus, preferential rent revocation, individual apartment improvements, and major capital increases; and

WHEREAS current rent laws are set to expire on June 15, 2019;

NOW, THEREFORE, BE IT

RESOLVED that CB11 calls on the New York State Legislature to strengthen and renew the rent laws by:

1. eliminating high-rent vacancy deregulation
2. ending the vacancy bonus
3. preventing landlords from being able to take away a preferential rent upon lease renewal
4. eliminating individual apartment improvements
5. eliminating major capital increases

Public Safety & Transportation

Licenses & Permits

Liquor Licenses

2. Damore Raffaele d/b/a D’Amore Winebar & Ristorante has applied for an alteration & corporate change to full liquor license #1301170 for a restaurant located at 118 East 116th Street (Lexington Avenue). The applicant withdrew their 30-day notice and as such the committee recommends that this application be denied (Motion by Ramirez, seconded by Perkins and passed).

3. Zinby, Inc. d/b/a Fri-itz has applied for a new full liquor license to operate a restaurant located at 1694 Park Ave. New York, NY 10035 (119th Street). The committee recommends that this application be approved (A motion by McCullough, seconded by Torres and passed).

4. Johnny Velasquez has applied for a new full liquor license to operate a restaurant located at 227 East 116th Street, New York, NY 10029. The applicant withdrew their 30-day notice and as such the committee recommends that this application be denied (Motion by Ramirez, seconded by Green and passed).
5. **El Paso Deli Restaurant Corp. d/b/a El Paso Tacqueria** has applied to renew full liquor license #1211956 for a restaurant located at 64 East 97th Street, NY NY 10029 (Park Ave). **The committee recommends that this application be approved** (Motion by Gonzalez, seconded by Sand and passed).

6. AC GMG LLC d/b/a Teddy's F-B has applied for a new full liquor license for a restaurant located at 2171 Second Avenue, New York, NY 10029 (112th Street). **The committee that this application be approved** (Motion by Diaz, seconded by Kiros-Petriucci and passed with Sanders abstaining).

7. Mint Management Services Inc. and Tastings Inc. d/b/a Tastings Social has applied to renew full liquor license #1268604 for a restaurant located at 251 East 110th Street, New York, NY 10029. **The committee recommends that this application be approved** (Motion by Ramirez, seconded by Yang and passed).

8. **Mi Patria NYC Latin Fusion LLC** has applied for a new full liquor license for a restaurant located at 1643 Lexington Avenue, New York, NY 10029 (104th Street). **The committee recommends that this application be approved** (Motion by Yang, seconded by Gonzalez and passed).

9. Alexander Brown/1259 LLC d/b/a The Guthrie Inn has applied for a new Full Liquor License to operate a restaurant located at 1259 Park Avenue, New York, NY 10029 (btwn 97th St and 98th St). **The committee recommends that this application be approved** (Motion by McCullough, seconded by Ramirez and passed).

10. PQ 97th Street Inc. d/b/a Le Pain Quotidien has applied to renew wine & beer license #1270680 for a restaurant located at 1399 Madison Ave. New York, NY 10029 (btwn 97th St and 98th St.). **The committee recommends that this application be approved** (Motion by Ramirez, seconded by Kamwa and passed).

11. Guajillo Restaurant Corp. d/b/a Guajillo Restaurant has applied to renew and for a class change to full liquor license #1300808 for a restaurant located at 2277 1st Avenue, New York, NY 10035 (117th Street). **The committee recommends that this application be approved** (Motion by Gonzalez, seconded by Ramirez and passed).

12. Barcha Pizza Inc. d/b/a Barcha has applied for a new full liquor license for a restaurant located at 2241 First Avenue, NY NY 10029 (115th St). **The committee recommends that this application be approved** (Motion by McCullough, seconded by Kamwa and passed).

13. Casa Azul Group, Inc. d/b/a Bistro Casa Azul has applied for an alteration of full liquor license #1304236 to include a back yard at a restaurant located at 343 Pleasant Avenue, New York, NY 10035 (118th Street). **The committee recommends that this application be approved** (Motion by Ramirez, seconded by Sparks and passed with M. Mack and Gonzalez abstaining).

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**Street Activity Permits**

14. **116th Street Festival - #454554**

   Street Festival
   June 7, 2019 –(set up 7pm) June 8, 2019 – 12pm to 5pm (break down 5:30pm)
Third Ave bet. East 106 & E. 122nd St. and E.116th St bet. Lexington & 2nd Ave(s)
Applicant: David Acosta
Sponsor: Abrazo Fraternal del Barrio Foundation Inc.
**The committee recommends that this application be approved** (Motion by Kiros-Petrucci, seconded by Santiago and passed with Ramirez opposed).

15. 111th Street Old-Timers Day- #457850
Stickball
E. 111th St. bet Madison and 5th Ave(s)
Applicant: Wilfred Renta
Sponsor: 111th Street Boys Oldtimers Inc.
**The committee recommends that this application be approved** (Motion by Sparks, seconded by Smith and passed unanimously).

16. East Harlem National Stickball League - #467459, 467465, 467467, 467470, 467477, 467479, 467489, 467491, 467494, 467507, 467515, 467517, 467520, 467521, 467525, 467528
Block Party
May 5, 19, June 9, 16, 23, 30, July 7, 21, 28, September 8, 15, 22, 29, October 6, 20, 27, 2019
9am – 3pm (Set up 7am- Break down 4pm)
109th St. bet. 2nd & 3rd Ave(s)
Applicant: Alex Sabater
Sponsor: Young Bucks Sports
**The committee recommends that this application be approved** (Motion by Altamirano, seconded by Kiros-Petrucci and passed with Diaz, Orama and Vives-Vasquez present not voting).

17. Union Settlement Ethnic Festival - #468088
Single Block Festival
June 9th, 2019, – 11am – 6pm (Set up 7am-6pm & Break Down)
104th St. between 3rd and 2nd Ave(s)
Applicant: Stephanie Lilavois
Sponsor: Union Settlement Association
**The committee recommends that this application be approved** (Motion by Green, seconded by Ramirez and passed).

18. Neighborhood Community Outreach - #470879
Health Fair
May 18th, 2019 – 11am – 3:30pm (Set up 9am-4pm & Break Down)
118th Street between 2nd & 3rd Ave(s)
Applicant: Domingo Vasquez
Sponsor: Friendly Hands, Inc.
**The committee recommends that this application be approved** (Motion by Kamwa, seconded by Ramirez and passed unanimously).

**Land Use, Landmarks & Planning**

19. Torres made a motion to approve the land use application of 1516 Park Avenue Partners LLC for zoning certification by the City Planning Commission to permit the development of a FRESH food store which would facilitate a floor area bonus for the development of an 11-story mixed-use
building at 1516 Park Avenue (Block 1616, Lot 36 and 38). The motion was seconded by Brown and did not carry (10 in favor, 5 abstentions, 12 opposed).

Environment, Open Space & Parks

Human Services

Youth & Education

Economic Development & Culture

Executive

20. A motion was made by Sanders to adopt a resolution opposing the Odyssey House plan to expand treatment services on Wards Island by building a treatment annex on vacant land adjacent to the George Rosenfeld Center for Recovery. The motion was seconded by Shantal Sparks and passed with eight opposed (Collier, Gonzalez, McCullough, Schlotman, J. Villanueva, S. Villaneva, Wu) and three abstaining (Kamwa, Santiago, Vives-Vasquez).

21. A motion was made by Kiros-Petrucci to support the co-naming of the southwest corner of 115th Street and Pleasant Avenue as “East Harlem Giglio Society Way” on the condition that the new signed petitions are submitted to support this request. The motion was seconded by Gonzalez and passed.

H. Approval of Committee Reports
I. Old Business
J. New Business
K. Announcements
L. Adjournment – The meeting was adjourned at 10:06 pm.