



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Full Board Meeting
Tuesday, April 17, 2018, 6:30 p.m.
National Black Theatre
2031 Fifth Avenue, New York, New York

*** Minutes ***

Members Present (31):

Jose Altamirano
Adem Brija
Yolanda Brown
Diane Collier
Carlos Diaz
Holley Drakeford
Melanee Farrah
Judith Febbraro
David Giordano
Joseph Goldbloom
Emily Grajales
John Green
LaShawn Henry
Amie Kiros-Petrucci
Alex Kohen
Tabatha Lozano
Marissa Mack
Edwin Marcial
Frances Mastrota
Jeffrey Monteiro
Nilsa Orama
Robert Perkins
Mahfuzur Rahman
Celia Ramirez
Xavier Santiago
Shantal Sparks
Vincent Torres
Jonathan Winstone
Jason Villanueva
Steven Villanueva
Jesse Yang

Members Marked Present
but Arriving Late (0):

N/A

Members Marked Present
but Departing Early (3):

Jarquay Abdullah
Elsie Encarnacion
Jean-Pierre Kamwa

Excused (6):

Henry Flores
Lilybelle Gonzalez
Adriane Mack
Ryan Sheffield
Shawn Smith
Candy Vives-Vasquez

Absent (1)

Jeremiah Schlotman

Elected Officials:

Stephanie Arroyo
(*Councilmember Ayala's office*)

Gabriel Hernandez
(*NYS Assemblymember Robert Rodriguez's Office*)

Linda Janneh (*NY County District Attorney's Office*)

Sandy Navas (*NYS Senator Brian Benjamin's Office*)

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

Jessica Reynoso (*NYC Public Advocate's Office*)

Tirso Tavarez
(*Councilmember Ben Kallos' Office*)

Nina Saxon
(*NYC Comptroller's Office*)

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

Guests:

Ranya Bautista
Emma Goodman
Crystal Vizcaino
Miriam Martinez
Yolanda McBride
Timothy Harrell
Pauline Edwards
Alina Moran
Louis Bernier-Heroux
Miguel Walters
Noel Alicea
Kathy Benson
Emily Parkey
Rufino Lopez
Leslie Colon
Myra Colon
Carmen Fernandez
Russel Shuler
Wendy Ferreira
Theresa Richardson
Erika Donovan Estades
Justine Georges
Blaine Watkins
Clement James
Shelley Roberts
Chip Kennedy
J. Arriaga Rivera
P. Dejesus
Ramon Caba

I. Call to Order

- a. Nilsa Orama called the meeting to order at 6:45 PM. She introduced the pre-registered speakers.

II. Public Session

a. Pre-Registered Speakers

- i. Ranya Bautista, Aspen Institute, Project Play – The speaker discussed the status of a report on “play” projects in East Harlem
- ii. Emma Goodman, Legal Aid Society – The speaker discussed the “Case Closed” project and efforts to help sealing criminal convictions in New York State
- iii. Crystal Vizcaino, UHAB – The speaker discussed a youth fair on April 21
- iv. Miriam Martinez, Yolanda McBride, Children’s Aid Society – The speakers discussed the temporary closing of the East Harlem Center at the end of August and moving the services to nearby sites at schools and announced a May 12 meeting from 11 AM to 2 PM at the East Harlem Center.
- v. Timothy Harrell, CCRB – The speaker discussed upcoming public meetings of the CCRB
- vi. Pauline Edwards, COPE - The speaker discussed resources available through COPE
- vii. Alina Moran, Metropolitan Hospital – The speaker discussed a community board forum on opioids from 2 to 4 PM on Saturday, April 21
- viii. Louis Bernier-Heroux, BikeNY – The speaker discussed the 5 Boro Bike Tour on May 6 and associated street closings
- ix. Miguel Walters, Harlem Children’s Zone – The speaker discussed the availability of the organization to support members of the community and interest in being connected with neighborhood block associations

b. Elected Officials and Agency Representatives

- i. Stephanie Arroyo, Office of New York City Councilmember Diana Ayala
- ii. Gabriel Hernandez, Office of New York State Assemblymember Robert Rodriquez
- iii. Linda Janneh, Office of New York County District Attorney Cyrus Vance, Jr.
- iv. Sandy Navas, Office of New York State Senator Brian Benjamin
- v. Tendirina Alexandre, Office of New York State Senator Jose Serrano
- vi. Jessica Reynoso, Office of New York City Public Advocate Letitia James
- vii. Tirso Tavarez, Office of New York City Councilmember Ben Kallos
- viii. Nina Saxon, Office of New York City Comptroller Scott Stringer
- ix. Yissely Ortiz, Office of the Manhattan Borough President Gale Brewer

III. Business Session

a. Roll Call

- i. The roll was conducted at 8:23 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 John Green and seconded by Yolanda Brown. The motion to approve passed unanimously by voice vote.

c. Approval of the Board Minutes

- i. **Motion:** A motion to adopt the minutes of the full board meeting from March 20, 2018 was made by Xavier Santiago and seconded by Shantal Sparks. The motion to approve passed unanimously by voice vote.

d. Chair’s Report

- i. Applicant sought an Alteration application to include a backyard area for the business located at 347 East 109th Street, New York, New York 10029.
 - ii. **Motion:** A motion to deny the Alteration application for the applicant with liquor license # 1148784 was made by Celia Ramirez and seconded by Mahfuzur Rahman. The motion to deny passed by voice vote with two abstentions (S. Sparks, J. Villanueva) one present not voting (A. Kiros-Petrucci).
- 2. Street Activity Permits
 - a. Marcus Garvey Park Alliance Farmers Market – Farmers Market #403770
 - i. June 2, 2018 through November 17, 2018 – 9 am to 5 pm (includes Set-up & Break Down)
 - ii. Partial sidewalk closure
 - iii. Mount Morris Park West between West 124th Street and West 123rd Street
 - iv. Applicant: Connie Lee
 - v. Sponsor: Marcus Garvey Park Alliance
 - b. Marcus Garvey Farmers Mart Association – Farmers Market #396706
 - i. June 9, 2018 through November 17, 2018 – 8:30 am to 4:30 pm (includes Set-up & Break Down)
 - ii. Mount Morris Park West between West 124th Street and West 123rd Street
 - iii. Applicant: Jean Chatman
 - iv. Sponsor: Marcus Garvey Farmers Mart & Transforming Life Ministries Inc.
 - c. **Motion:** A motion to deny the farmers market permit # 396706 and the farmers market permit # 403770 was made by Celia Ramirez and seconded by Joseph Goldbloom. The motion passed by voice vote with one abstention (J. Villanueva).
 - d. Mount Sinai Greenmarket Wednesday – Farmers Market #387951
 - i. June 20, 2018 through November 20, 2018 – 6 am to 6 pm (includes Set-up & Break Down)
 - ii. Madison Avenue between 98th and 99th Streets
 - iii. Sidewalk & Curb Lane Closure
 - iv. Applicant: Cathy Chambers
 - v. Sponsor: Council on the Environment Inc., d/b/a GROWN NYC
 - vi. **Motion:** A motion to approve the farmers market and sidewalk and curb lane closure for farmers market permit # 387951 was made by Carlos Diaz and seconded by Holley Drakeford. The motion passed by voice vote with one abstention (J. Villanueva).
 - e. P.S. 57 Youthmarket – Farmers Market # 394578
 - i. July 11, 2018 through November 21, 2018 – 7 am to 5 pm (Includes Set Up & Break Down)
 - ii. East 115th Street between Third Avenue and Lexington Avenue

- iii. Applicant: Cathy Chambers
- iv. Sponsor: Council on the Environment Inc., d/b/a GROWN NYC
- v. **Motion:** A motion to approve farmers market permit # 394578 was made by Jason Villanueva and seconded by Yolanda Brown. The motion passed by voice vote with one abstention (M. Rahman).
- f. Saint Cecilia/Holy Agony Block Party – Block Party #393432
 - i. June 23, 2018 – 9 am – 6 pm (Includes Set-up & Break Down)
 - ii. East 106th Street between Lexington Avenue and Park Avenue
 - iii. Applicant: Nube Urgiles
 - iv. Sponsor: Saint Cecilia/Holy Agony Church
 - v. **Motion:** A motion to approve the block party permit #393432 was made by Diane Collier and seconded by Frances Mastrotta. The motion to approve passed by voice vote with one abstention (J. Villanueva).
- g. Saint Cecilia Outside Mass – Religious Event #393434
 - i. July 1, 2018 – 8am – 8 pm (Includes Set-up & Break Down)
 - ii. East 106th Street between Lexington Avenue and Park Avenue
 - iii. Applicant: Nube Urgiles
 - iv. Sponsor: Saint Cecilia/Holy Agony Church
 - v. **Motion:** A motion to approve the block party permit #393434 was made by Carlos Diaz and seconded by Amie Kiros-Petrucci. The motion to approve passed by voice vote with one abstention (J. Villanueva)
- h. Mexican Independence Day 2018 - Block Party #398441
 - i. September 16, 2018 – 10 am – 7 pm (Includes Set-up & Break Down)
 - ii. East 116th Street between Second Avenue and Third Avenue
 - iii. Applicant: Pablo Guzman
 - iv. Sponsor: Union Settlement Association
 - v. **Motion:** A motion to approve block party permit # 398441 was made by Carlos Diaz and seconded by Robert Perkins. The motion passed unanimously by voice vote.
- i. Tuskegee Family Fun Day Event – Block Party #399831
 - i. August 25, 2018 – 10 am – 7 pm (Includes Set-up & Break Down)
 - ii. East 99th Street between Lexington Avenue and Park Avenue
 - iii. Applicant: Dwayne Ruffin
 - iv. Sponsor: Tuskegee Event Committee TWU Local 100
 - v. **Motion:** A motion to approve block party permit # 399831 was made by Xavier Santiago and seconded by Celia Ramirez. The motion passed unanimously by voice vote.

3. Summer Play Street Permits

a. Children's Aid – Playstreet Permit

- i. July 5, 2018 through August 17, 2018
- ii. Monday through Friday from 8 am to 5 pm
- iii. 101st Street between Lexington Avenue and Park Avenue
- iv. **Motion:** A motion to approve the Playstreet Permit for the Children's Aid Society on 101st Street was made by Xavier Santiago and seconded by Celia Ramirez. The motion passed by voice vote with one present not voting (D. Giordano)

ii. Youth & Education

1. **Motion:** A motion to issue a letter to request the meeting minutes from the Children's Aid Society's board meeting discussing the sale of the playground and building, as well as the supporting documents related to such purchase was made by Vincent Torres and seconded by Amie Kiroso-Petrucci. The motion passed by voice vote with seven opposed (S. Sparks, J. Winstone, M. Farrah, A. Brija, Y. Brown, J. Altamirano, D. Collier), two abstentions (A. Kohen, S. Villanueva), and one present not voting (D. Giordano).

iii. Environment, Open Space & Parks

1. **Motion:** A motion to issue a letter of support for the renovation of the entrance and façade of the Pelham Fritz Recreation Center at Marcus Garvey Park. The motion was made by Jonathan Winstone and seconded by Jose Altamirano. The motion passed by voice vote with two abstentions (J. Villanueva, C. Ramirez).

iv. Public Safety & Transportation

1. **Motion:** A motion to support the co-naming of the northeast corner of 111th Street and Fifth Avenue as "111th Street Old-Timers Way" was made by Carlos Diaz and seconded by Yolanda Brown. 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 with the corrections identified during presentation to the minutes as indicated was made by Celia Ramirez and seconded by Edwin Marcial. The motion to approve passed unanimously by voice vote.

1. The Licenses minutes should be corrected to reflect that the Saint Cecilia Outside Mass – Religious Event #393434 time was from 8 am to 8 pm. The Licenses minutes should also be corrected to reflect that the Children's Aid Society request with conditional approval had, in fact, met the condition.
2. The Land Use minutes should be corrected to reflect that Frances Mastrota was discussing the Our Lady of Mount Carmel church.

i. Old Business.

- i. None

j. New Business

- i. K International Trading Inc. d/b/a Piatto D'Oro (LL#1148784)

1. Adem Brija introduced the previously-denied alteration application for the above-referenced business.
2. **Motion:** A motion to approve the Alteration application for the applicant with liquor license # 1148784 for inclusion of the backyard area (the

applicant having submitted relevant materials in advance of the meeting) was made by Jose Altamirano and seconded by Edwin Marcial. The motion to approve passed by voice vote with two opposed (C. Ramirez, J. Villanueva), four abstentions (J. Green, A. Kohen, D. Collier, S. Villanueva), and one present not voting (A. Kiros-Petrucci).

ii. Children's Aid Society

1. Xavier Santiago introduced a motion as-distributed in the packet materials.
2. Mahfuzur Rahman made a motion to support the resolution as distributed and presented by Xavier Santiago and the motion was seconded by John Green. The motion did not pass upon roll call vote:
 - a. In Favor (4): J. Goldbloom; J. Green; M. Rahman; X. Santiago
 - b. Opposed (21): J. Altamirano; A. Brija; Y. Brown; D. Collier; C. Diaz; H. Drakeford; E. Encarnacion; M. Farrah; J. Febbraro; L. Henry; M. Mack; E. Marcial; F. Mastrota; J. Monteiro; R. Perkins; C. Ramirez; S. Sparks; V. Torres; S. Villanueva; J. Winstone; J. Yang
 - c. Abstentions (5): A. Kiros-Petrucci; A. Kohen; T. Lozano; N. Orama; J. Villanueva
 - d. Present, Not Voting (1): D. Giordano

iii. Executive Session

1. **Motion:** A motion to move into executive session was made by Xavier Santiago and seconded by Melanee Farrah. The motion to move into executive session passed unanimously by voice vote.
2. CB11 entered into executive session at 9:59 PM.
3. **Motion:** A motion to exit executive session was made by Carlos Diaz and seconded by Marissa Mack. The board resumed its regular session at 10:25 pm.

k. Announcements

- i. None.

l. Adjournment

- i. **Motion:** A motion to adjourn the meeting of CB11 was made by Melanee Farrah and seconded by Jonathan Winstone. The motion to adjourn passed unanimously by voice vote. The meeting was adjourned at 10:25 PM.

Minutes prepared by: Alex Kohen, Secretary

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Text of Motion Regarding East Harlem Center as Referenced in Above Minutes of CB11 as of April 17, 2018

WHEREAS, Children's Aid Society is one of America's oldest and largest children's private child welfare nonprofit in New York City, with an annual budget of over \$100 million, 45 citywide sites, and over 1,200 full-time employees; and

WHEREAS, Children's Aid helps tens of thousands of disadvantaged, New York City children succeed annually, by providing comprehensive services of after-school and weekend programs, arts, camps, early childhood education, events, family support, medical, mental health, and dental, juvenile

justice, legal advocacy, special initiatives, sports and recreation, and youth development programs; and

WHEREAS, the Children's Aid Society Community Center located at 130 East 101st Street, New York (herein East Harlem Center) has provided similar services to the community of East Harlem for nearly seventy years through the efforts of local volunteers and Children's Aid Society's employees; and

WHEREAS, Community District 11 (herein East Harlem) has a disproportionate amount of children in need of the services provided by Children's Aid Society; and

WHEREAS, those services have benefited nearly four generations of East Harlem and created a safe space for the children to interact and play without fear of violence within the East Harlem community; and

WHEREAS the East Harlem Center is part of the Boys & Girls Club of America and home to a nationally recognized Keystone Club; and

WHEREAS, Children's Aid Society has disinvested in the East Harlem Center for more than twelve years and reduced services accordingly; and

WHEREAS, Children's Aid Society has decided to sell the outdoor property for \$9.5 million and close the East Harlem Center without providing adequate substitute centralized locations to provide the same resources and opportunities to the community; and

WHEREAS, Children's Aid Society has recently purchased a new location in for a corporate headquarters at 114 West 125th Street in Harlem at a cost of \$45 million; and

WHEREAS, Children's Aid Society, along with Community Service Society and Mission Society, sold their former corporate headquarters at the United Charities Building for \$128 million, of which Children's Aid Society received \$31.8 million in proceeds; and

WHEREAS, Children's Aid Society sold the downtown village community center for approximately \$11.2 million and has agreed to under-sell the East Harlem Center's outdoor area to the luxury condominium developer Evenhar Development for \$9.5 million; and

WHEREAS, Life Changers Church & Ministries of Manhattan Inc., has also agreed to sell to the developer Evenhar Development, potentially doing business as 1578 Lexington Holdings, LLC, which is adjacent to the East Harlem Center outdoor uncombined space lots; and

WHEREAS, the block is currently zoned as a R7-2, which allows for medium density and height and could exceed 200 feet or more and will not include Mandatory Inclusionary Housing as this section of CD11 was not included during Rezoning; and

WHEREAS, despite claiming Children's Aid Society was maintaining an operational deficit at the East Harlem Center, it did not contact the community it serves, Manhattan Community Board 11, the City Council or other elected representatives at the state and federal level to thus apprise them of the dire situation and seek proactive solutions; and

WHEREAS, Children's Aid Society receives local, state and federal grants for services, it has denied the public information on the sale of the East Harlem Center property and denied providing the Board of Directors meeting minutes related to the sale of the East Harlem Center property; and

WHEREAS, the CEO/President and associated team of Children's Aid Society has misrepresented, deceived and obfuscated the facts regarding the sale of the East Harlem Center property; and

WHEREAS, Manhattan Community Board 11 calls on all relevant authorities and government bodies to review the substantial sale of the East Harlem Center property at a substantial fiscal, physical and cultural loss to the community, now therefore be it

RESOLVED, That Manhattan Community Board 11 calls on the State Attorney General Eric Schneiderman to investigate the simultaneous transactions of several substantial sales of two community centers and the corporate headquarters and not approve the community center transactions; and be it further

RESOLVED, That Manhattan Community Board 11 urges the Mayor, the Borough President, and the City Council to halt the current transaction; and be it further

RESOLVED, That Manhattan Community Board 11 calls on Children's Aid Society to return the deposit and renegotiate in good faith with the developer in manner that includes all community stakeholders and elected representatives; and be it further

RESOLVED, That Manhattan Community Board 11 calls Children's Aid Society to maintain the same footprint and provide the same services, if not more, to the community of East Harlem at the East Harlem Center's current block.

DRAFT