



Diane Collier
Chair

Angel D. Mescain
District Manager

COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Full Board Meeting
Tuesday, October 18, 2016, 6:30pm
Children's Aid Society
130 East 101st Street, NY, NY 10029

*** Minutes ***

PRESENT:

Jarquay Abdullah
Beverly Alston
Adem Brija
Yolanda Brown
Diane Collier
Cinthia de la Rosa
Carlos Diaz
Holley Drakeford
Elsie Encarnacion
Brodie Enoch
Melanee Farrah
Judith Febbraro
Neil Flynn
James Garcia
David L. Giordano
Joseph Goldbloom
Lilybelle Gonzalez
John Green
La Shawn Henry
Alvin Johnson
Erica Jones
Jewel Jones
Amie Kiros-Petrucci
Alex Kohen
Marissa Mack
Edwin Marcial
Frances Mastrota
Peggy Morales
Jacqueline Nelson
Nilsa Orama
Robert Perkins
Debbie Quinones
Mahfuzur Rahman
Celia Ramirez
Jeremiah Schlotman
Xavier Santiago
Chandra Smith
Shantal Sparks
Vincent Torres
Steven Villanueva
Candy Vives-Vasquez

Jemar Ward
Marie Winfield
Jonathan Winstone
Jesse Yang

Note:

AL – arrived late
LE – left early

EXCUSED (3):

Emily Grajales
Wendy Hewlett
Jason Villanueva

ABSENT (3):

Jose Altamirano
Xavier Perez
Neil Flynn

ELECTED OFFICIALS:

Wilmer Cabral
(Assemblyman Wright's office)

Diana Ayala
(Council Speaker's office)

Eric Rivera
(Senator Serrano's office)

Nina Saxon,
(Comptroller's office)

Ed Sullivan
(Public Advocate's office)

Gabriel Hernandez
(Assemblyman Rodriguez' office)

Yissely Ortiz
(Borough President's office)

State Senator Jose Serrano

GUESTS:

Abigail Savitch-Lew
Feliz Leo Campos
John Valladares
Raul Reyes
Chantal Gaillaux
Zelene Pineda
Marina Ortiz
Myra Colon
Lauren Wolf
Allie Turshinbat
Lynne Guey
Zianne Luff
Ana Chireno
Joanne Delson
Monica Escobar
Oriana Starcuzzi
Shakira Henderson
George Sarkissian
Betty Alvarez
Manuel Burgos
Christene Johnson
Andi Potamkin
Wendy Ferreira
Ny Whitaker
Bruce Lincoln
Anthony Sanfrol
Leonardo Vega
Jin Chen
Lohng Chen
Kathy Benson
Rebecca Baird-Remba
Adam Meagher
Theresa Richardson
Evelyn Murrel
Monty Mukej

Andrea Wenner
Christene Beckert
Anne McCaughy
Kensing Ng
Angel Santos
Nicole Lewis

Pre-registered Institutions, Groups and Individuals

Catherine Mortiere – issue regarding permit (discussed at the Public Safety committee) and she referred to three letters of support from three affected businesses. [The Board chair stated that the matter would be addressed during business session]

Laura Lima, Museum of the City of NY – she is the family programs coordinator and discussed the museum, stating that it offers free drop-in programs every Saturday and Sunday. She also announced their Halloween celebration taking place on Monday, October 31st – with a dance party, pumpkin decorating, and trick-or-treating. She stated that residents can visit the museum for free.

Feliz Leo Campos, Festival of Books – he announced the third annual festival of books taking place at the Children's Aid Society taking place on Sunday. The festival aims to promote the neighborhood, Latino writers, and promote bilingual literacy.

Marina Ortiz, East Harlem Preservation – she read a joint letter on transparency and access to the public at community boards on land use applications and neighborhood rezoning in East Harlem.

Lisa Marie Brabieri, Schiller Institute Chorus – announced a concert at the Julio de Burgos cultural center on October 27th. They are building a community chorus.

Robert Anazagasti, NERVE – discussed affordable housing concerns and participatory community planning model. Discussed taking care of very low income Latino and Black residents.

Raul Enriquez, New America – discussed new initiative – train residents on how to design, build and maintain their own wireless networks and provide free wi-fi and digital access in the event of an emergency or natural disaster. Their goal is to improve emergency preparedness across communities affected by superstorm Sandy. Working with NHEMA and hiring local talent. The first phase is a pilot – part of Silicon Harlem.

Bruce Lincoln, Silicon Harlem – focused on making sure that EH/Central Harlem – all of Harlem- is basically taking advantage of the innovation economy. There is a conference taking place this Friday at Mist from 9am-5pm. A complimentary ticket can be had by imputing Bruce's name in lower case letters.

Marie Winfield, Friends of Thomas Jefferson Park – Thomas Jefferson Park was recently selected by the Parks Dept. as one of ten parks citywide selected for a public art grant that is being sponsored by UNIQLO. Grantees will receive an award of \$10,000 to create their proposed artwork. There is currently an open call with a deadline of November 13th. With a spring installation in the Spring 2017. There is an information session on October 20 at the arsenal in Central Park.

Nicole Lewis, CUNY Graduate School – working on a project and looking for the community's help, specifically, using NYPD summons data has identified the 25pct area with the highest rate of summons issued for 2015. Mentioned that the broken-windows policing is not quite effective. They created a survey by texting your zip code to 6462332199 and take the eight-question survey.

Manuel Burgos, Acacia Gardens project - representing a construction project being built at Acacia Gardens and announced an open house taking place at Acacia on Friday, November 4th from 10am – 4pm. Anyone looking for construction work, is a construction contractor or a construction supplier should come out the open house. In response to a question, he stated that they haven't started building it yet...it takes

about 30 months for it to be built...several months before it is finished there will be the standard housing lottery... There was a question about MWBE and in response he stated the city is not requiring MWBE, however, just because it is not being required does not mean the contractor is not actively soliciting MWBE. They do MWBE outreach and locally. He will bring back information regarding percentages.

Peggy Morales – District Leader – she made a statement that on Sept. 13th Primary she was one of two candidates on the ballot and early reports – much to the contrary – indicated that someone else had won the race and today she was at the meeting to inform everyone that she won the race and remains the State Committee Women for the 68th Assembly District. She stated that they do a lot of the grassroots organizing and thanked everyone for their support. She stated that same in Spanish. In response to a question she stated that she was the female counterpart to the male representative, Senator Perkins.

Julio Martinez, The Loot Squad – he runs a non-profit called the Loot Squad that feeds the homeless and the less fortunate. They feed the homeless on Thanksgiving – they work along with Positive Workforce.

Elected Official Reports

Jose Ramon Perez, State Senator Jose Serrano's office – announced meeting on Monday 24th at Carter Burden meeting with tenants.

Wilmer Cabral, Assemblyman Wright's – announced their upcoming legal clinic. The office is still open and still taking constituent issues.

Ed Sullivan, Public Advocate's office – discussed rally at City Hall regarding the naturalization process and discussed immigrant rights. He also discussed the PA's list of the worst landlords.

Nina Saxon, Comptroller's office – discussed the Comptroller's new report. The report indicates that 58% of individuals who work in the private sector do not have retirement plans.

Gabriel Hernandez, Assemblyman Rodriguez's office – discussed the 2nd Avenue Subway taskforce consisting of elected officials, community board, local members, etc. Phase two is upcoming from 96th to 125th street. There is a forum on October 25th at the Dream Charter School. In response to a question he stated that one of the tasks of the taskforce is to make sure that affected buildings will be inspected, if bus service is needed that it be taken care of, if increased pest control is needed that it be taken care of, he also stated that it is a priority that effective communication among residents takes place. In response to a question about the Esplanade the Assemblyman will be going on a walk and the waterfront is a top priority.

Diana Ayala, Speakers office – she extended an invitation to the participatory budget delegate meeting taking place tomorrow at the Children's Aid Society. She discussed previous issues on 125th street and more recently issue taking place on 116th street. There was an emergency meeting held Sanitation, CB11, DOT, and other services. Services such as housing was offered. Individuals sitting on grates or on public spaces is not illegal. In response to a comment about these individuals who are homeless people being displaced by developments and a question about what the Speaker's office is doing stated that she is not having a conversation about housing and stated that her family lives from EH – she stated that those individuals who are homeless were provided services.

Manhattan Borough President's Report

Yissely Ortiz, Community Liaison – she stated that the BP is committed to affordable housing and she values community input. She stated that the street permit deadline was extended to October 27th. She stated that Community Board and hospital CAB recruitment is starting and applications available as of

November 15th. She discussed affordable housing and that their testimony is available on their website. She announced housing clinic dates and workshops. She announced the community board leadership training series and the upcoming dates. Brodie thanked the BP’s office for co-sponsoring the upcoming housing forum.

Public Hearing

FY 2018 Draft Statement of District Needs & Budget Priorities

No comments were submitted.

Special Presentation

Draft Framework for East Harlem Rezoning, NYC Department of City Planning

Business Session

Roll Call- Jewel Jones, Secretary

Adoption of the Agenda dated October 18, 2016 – Motion to adopt by John Green, seconded by Edwin Marcial and passed unanimously.

Approval of Board Minutes dated September 20, 2016 - Motion to approve by Vinny Torres, seconded by Carlos Diaz and passed unanimously.

Chair’s Report – Diane Collier - Motion to approve by Steven Villanueva, seconded by Celia Ramirez and passed unanimously.

District Manager’s Report – Angel Mescaín – Motion to approve by Frances Mastrota, seconded by Xavier Santiago and passed unanimously.

Officers Reports

1. Vice Chair Report – Debbie Quiñones
2. Secretary’s Report - Jewel Jones
3. Treasurer’s Report - Marissa Mack

Action Items & Committee Reports

Licenses & Permits

Liquor Licenses

	<u>Action/ License</u>	<u>License #</u>	<u>Applicant/ DBA</u>	<u>Address</u>	<u>License Specs/Change s</u>	<u>Committee Recommends</u>	<u>Motion</u>
1.	Renewal/ RW	1280822	Café Joad LLC d/b/a Joy Burger	1567 Lexington Ave. Store 4	Renewal	Denial – applicant did not appear	Motion to deny Nilsa Orama, seconded by Peggy Morales. Motion Passed
	Renewal/	1241485	1675 El Nuevo	1675	Renewal	Denial –	Motion to deny Nilsa

2.	OP		Caribeno Restaurant Corp	Lexington Ave.		applicant withdrew 30-day notice	Orama, seconded by Peggy Morales. Motion Passed
3.	Class Change/ OP	1282055	Mar Carioca Inc. d/b/a Rio Samba Restaurant and Bar	1469 5 th Avenue	Class Change	Denial – applicant withdrew 30-day notice	Motion to deny Nilsa Orama, seconded by Peggy Morales. Motion Passed
4.	New/ RW	n/a	Guajillo Restaurant Corp.	2277 First Avenue	New	Denial – applicant withdrew 30-day notice	Motion to deny Nilsa Orama, seconded by Peggy Morales. Motion Passed
5.	Corporate Change/ RW	1294566	D'Amore Ristorante Inc.	118 East 116 th St	Corporate Change	Approval	Motion to approve by Judith Febbraro, seconded by Melanee Farrah. Motion Passed.

Street Activity Permits

6. NHEMA Weekend Walks

Street Event – Park Ave. Bet 124th and 125th Sts.

November 19, 2016, 12-5pm

Applicant: Andrew Ronan – NYC Dept. of Transportation

Sponsor: NHEMA

Motion to approve by Steven Villanueva, seconded by Edwin Marcial. Motion Passed with one present/not voting (Drakeford).

7. The Street Activity Permit Office proposed rules for Street Festivals

Peggy Morales made a motion to amend the draft resolution in responding to SAPO's proposed rule changes with the following language:

Be it further resolved that, CB11M supports the proliferation of the changed rules in multiple languages in the spirit of accessibility and to accommodate the diversity of languages in New York City; and

Be it further resolved, that CB11M supports the consideration of a grandfather rule for Street Festivals 25 years or older.

The motion was seconded by Jesse Yang and passed with one opposed (Quiñones).

Livery Base Station

8. U.N.C Car & Limo Service. Application to renew livery base station License (#B00882) for base located at 2319 First Avenue (E.119th St.) asking for Letter of Support.

Motion to approve by Melanee Farrah, seconded by Celia Ramirez. Motion Passed

Economic Development, Culture & Tourism

9. Adem Brija made a motion to support the request of the East Harlem Holiday Tree Committee for funding in the amount of \$1,000 to fund a holiday tree and giant

snowflake on 106th Street. The motion was seconded by Vinny Torres and passed with two opposed (Rahman, Winstone) and one present/not voting (Quiñones).

Land Use, Landmarks & Planning

10. Steven Villanueva made a motion to approve committee comments on the Draft Scope of Work for the 126th Street Bus Depot Project. The motion was seconded by Beverly Alston and passed with one opposed (Sparks) and three abstaining (de la Rosa, Winfield, Winstone).

Approval of Committee Reports

- Vinny Torres made a motion to approve the following committee meeting minutes for the record: Executive, Youth; Housing; and Health, Human Services, Immigration & Seniors. The motion was seconded by La Shawn Henry and passed unanimously.

Old Business

None

New Business

1. Jemar Ward made a motion to approve to the recommendation of the Office Oversight Committee to hire Darlene Jackson to the position of part-time Community Assistant. The motion was seconded by Celia Ramirez and passed unanimously.
2. Alvin Johnson made a motion to submit comment on the new rule proposed by the Department of Citywide Administrative Services (DCAS) to add a new Chapter 15 to Title 55 of the Rules of the City of New York, setting forth the process by which DCAS reviews requests to modify or remove deed restrictions for certain properties. The motion was seconded by La Shawn Henry and passed with two opposed (J. Jones, S. Villanueva) and three abstaining (Torres, Perkins, Farrah).

Announcements

- Zelene Pineda-community organizer at WEACT for environmental justice announced a press conference on Monday regarding the Asthma Free Housing Act- 385A at 225 East 14th Street at 11am. She also discussed an upcoming housing workshop.
- Board member Candy discussed a housing presentation taking place at Colon Plaza at 6pm on Thursday with the District Attorney's office discussing domestic violence and eviction prevention

Adjournment

The meeting was adjourned at 10:26 p.m.

Minutes submitted by: Jewel Jones, Secretary

Appendix

January – October 2016 Attendance



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October 21, 2016

Denise J. Pisani
Senior Project Manager
Mayor's Office of Sustainability
253 Broadway – 14th Floor
New York, NY 10007

Dear Ms. Pisani,

The following are Community Board 1's comments on the Draft Scope of Work for the 126th Street Bus Depot Project:

The proposed project at East 126th Street and 2nd Avenue is of the potential size and scope to have numerous significant effects on the District 11 and East Harlem. These are effects associated with the creation of dwelling units, destination and local retail, community facility, additional bulk, and various economic impacts associated with all of the foregoing.

Community Board 11 and its members express sincere concern about the potentially deleterious impacts of this project, and respectfully request that they be addressed:

1. The Project Description is wholly inadequate for the consideration of the Community Board. The cultural significance of this site; the creation, quantity, level of affordability, permanence or duration of affordability of housing created by the Project; the type, quantity, composition, and specific makeup of commercial and retail space, to include its eventual use; the mass, bulk, height, shadow potential, and other impacts of the project are of crucial importance and are not addressed by the Project Description. Without detail on the proposed project, the Board cannot evaluate the impacts of this project. Further, the Project Description insufficiently recognizes the sanctity of the burial ground and must preserve and pay homage to indigenous peoples and African American people who stewarded this land in past generations and whose spiritual preservation was desecrated by previous development on this site. The Board recommends that 50% of the total units should be permanently affordable and tied to the deed; 50% of those units must have community preference within the CB11 catchment zone and must be enforced; affordability should be maintained within MIH and the district's needs in regards to the lowest income qualifications; and the developer is required to establish a fund to keep

those apartments in the surrounding area affordable (M1 Zone: 125th– 126th Street, 1st– 2nd Avenue).

2. With respect to the memorial, the Board incorporates the comment of the Harlem African Burial Ground Task Force.
3. The City Environmental Quality Review method for assessing impact on schools is not successful in East Harlem. It estimates the number of children in a household based on borough-wide averages. Because of the differing makeup of households in East Harlem as compared to other parts of Manhattan, such as Midtown and the Financial District, this estimate dramatically undercounts the number of children that will likely end up attending public schools in Community School District 5. Also, it is worth noting that while the proposed project is in CB 11, most of CB 11 is in CSD 4 while this project is in CSD 5. We ask that that this review be conducted utilizing data from the NYC Administration for Children's Services that more accurately reflect the average children per household or per dwelling unit bedroom than the borough standard as the current proposal will underestimate the number of school children and result in insufficient mitigation.
4. Development is rapidly underway in East Harlem, and a forthcoming up-zoning in the neighborhood is likely to significantly accelerate this trend. Assessing the impact of this project in a vacuum renders it impossible to determine the impact of the proposal. This year, hundreds of dwelling units have already been found to have no effect, rendering an EAS sufficient for those projects. There are thousands of additional dwelling units proposed in the adjacent blocks, as well as a new Department of Sanitation consolidated garage facility, and this is a small fraction of development underway in the proximate area. We object to the review of this project without consideration of other proposed or approved projects in the Community District.
5. The indirect residential displacement potentially caused by this development must be comprehensively studied. The Reasonable Worst Case Development Scenario provided by NYC EDC provides for over 700 dwelling units and over 300,000 square feet of commercial space, along with community facility and 300 parking spaces. Since it only contemplates 50% of those dwelling units as affordable, and the income cap is only specified as low as 80% AMI, this project could have a significant economic impact on the neighborhood. Since 80% AMI for a family of three is still more than double the median income of the Community District, CB 11 requests a more complete study of the impact on housing prices and affordability.

6. With respect to transit and transportation, the EAS aptly notes that the project is well-connected to transit. However, the subway lines (No. 4, 5, and 6) closest to the project are already significantly beyond capacity at peak times and suffer from increasing delays due to crowding. Further, the EAS states that the proposed project would not generate more than 50 bus person-trips on any one line in one direction, therefore abrogating the need for a bus line haul analysis. However, though there are multiple bus lines serving the area of the project, some are more likely to suffer from peak ridership than others, rendering such a calculation flawed.
7. The development site has been determined to be the site of the Harlem African Burial Ground. The Phase 1B Archaeological Investigation recommended further study and fieldwork, and, given the historical importance and sensitivity associated with the site, we request that this need be more fully addressed during the EIS.
8. In light of the large scale of this development, we request a careful study of shadows and alternate development scenarios that examine urban design guidelines that limit height, including at the street face.
9. The RWCDs would likely obscure views and access toward the Harlem and East Rivers and Queens, as well as the Robert F. Kennedy Bridge. We request a study of the impact on visual resources including with studies of additional wayfinding.
10. With respect to natural resources, the EIS must incorporate the findings of the [Resiliency Study] in progress by the New York City Parks Department, especially with respect to wetlands and waterfront resiliency above 125th Street, at least as far as 135th Street.
11. We request an alternative development scenario that maps the African Burial Ground footprint as parkland, removing it from the FAR of the project. Open space and natural resources are a crucial amenity to our community that has been insufficiently addressed by the draft EAS.
12. The Board requests that the EIS incorporate the impact of workforce changes, and that the project maximize local workforce participation, job training and placement associated with the project--both construction and post construction business--and economic development for the community as part of the means and methods of construction to be incorporated into the RFP, in this community which has been historically underserved.
13. The Board recommends that the results of the geological study be incorporated into the EIS.

14. The Board reiterates the need to assess water and sewerage capacity to ensure continued access to clean water.
15. The Board asks that the EIS examine the noise impacts of the proposed buildings of the development on the Harlem African Burial Ground memorial to be constructed.
16. With respect to construction and public health, the Board emphasizes the importance of evaluating the potential for additional rodent and other pest population problems to be caused, especially given the waterfront location.

If your staff has any further questions, please contact our District Manager, Angel Mescaín, at 212-831-8929.

Sincerely,



Diane Collier
Chair
Community Board 11