



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
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Nilsa Orama  
Chair

Angel D. Mescaín  
District Manager

**Full Board Meeting**  
**Wednesday, June 20, 2018, 6:30 p.m.**  
**Silberman School of Social Work**  
**2180 Third Avenue, New York, New York**

**\*\*\* Minutes \*\*\***

**Members Present (33):**

Huma Ashraf  
Adem Brija  
Yolanda Brown  
Carlos Diaz  
Holley Drakeford  
Elsie Encarnacion  
Melanee Farrah  
Judith Febraro  
Henry Flores  
David Giordano  
Joseph Goldbloom  
Emily Grajales  
John Green  
LaShawn Henry  
Jean-Pierre Kamwa  
Amie Kiros-Petrucci  
Alex Kohen  
Adriane Mack  
Marissa Mack  
Edwin Marcial  
Frances Mastrotta  
Jeffrey Monteiro  
Nilsa Orama  
Robert Perkins  
Mahfuzur Rahman  
Xavier Santiago  
Ryan Sheffield  
Shantal Sparks  
Jenny Tromski  
Jonathan Winstone  
Jason Villanueva  
Steven Villanueva  
Jesse Yang

**Excused (8):**

Diane Collier  
Lilybelle Gonzalez  
Malik McCullough  
Celia Ramirez  
Dawn Sanders  
Jeremiah Schlotman  
Shawn Smith  
Candy Vives-Vasquez

**Absent (6)**

Jarquay Abdullah  
Jose Altamirano  
Jada Heredia  
Vincent Torres  
Davon Woodley  
Jason Wu

**Elected Officials:**

Councilmember Diana Ayala  
  
Nicholas Reyes (*NYS  
Assemblymember Robert  
Rodriguez's Office*)  
  
Madai Velez (*NY County  
District Attorney's Office*)  
  
Kelechi Ikvwakor (*NYS  
Senator Brian Benjamin's  
Office*)  
  
Terrell Brock, Saadia Santos  
(*NYS Senator Jose Serrano's  
Office*)

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

Nina Saxon  
(*NYC Comptroller's  
Office*)

Jessica Mates  
(*Manhattan Borough  
President's Office*)

**Guests:**

Janet Johnson  
Leslie Wayne  
Alina Moran  
Phil Conte  
Jennifer Ratner  
Maritza Owens  
Matthew Schomer  
Janine Douglas  
Manuel Rivera  
Darren Pasha  
Marilyn Burgos  
Vicki Erhmin  
Linda Hosier  
Andrew lassalle  
Paul Dawkins  
Marie Winfield  
Shawnique Woolfolk  
Jim Ratti  
Kioka Jackson

**Guests:**

Carlos Garcia  
Wendy Ferreira  
Joan Gonzalez  
Amada Ray  
Adama Bah  
Elisa Bynum  
Noel Alicea  
Laurence Elechir  
Felix Reyes  
Michael Carbone  
Kimber Bogard  
Renee Brown  
David Deas  
Jeremy Klachkin  
Greg Scott  
Sophie Winfield  
Maggie Mcdermott  
Theresa Maldonado  
Brandon Plummer  
Kiesha Wlson  
Jew Jones  
Jame Gutierrez  
Theresa Richardson  
Lydia Guerrero  
Josi del Valle  
Robn Strashum

I. Call to Order

- a. Nilsa Orama called the meeting to order at 6:36 PM. She introduced the pre-registered speakers.

II. Public Session

a. Pre-Registered Speakers

- i. Carlos Garcia, Christian Mission Alliance Church – Speaking on behalf of proposed street activity permit on August 4, 2018 and as included for New Business
- ii. Alina Moran, Metropolitan Hospital – Providing an update on accomplishments for the hospital and its staff, as well as a gun violence summit at the hospital on Saturday, June 23, 2018
- iii. Phil Conte, The Africa Center – Updating on the status of construction and initial partial opening in Fall 2018
- iv. David Giordano, Children’s Aid Society – Providing an update on the recent community forum on the development of a new center in connection with the sale of the East Harlem location, including the third community forum on July 18, 2018
- v. Manuel Rivera, NYC Black and Latino LGBT Coalition – Discussing opportunities for seeking revisions to the New York City Charter
- vi. Jennifer Ratner, Friends of the East River Esplanade – Discussing efforts to raise awareness and raise support for repair of the East River Esplanade
- vii. Maritza Owens, Harvest Home Farmer’s Market – Discussing efforts to receive a full street closure permit for continued operation of the farmer’s market

b. Elected Officials and Agency Representatives

- i. Councilmember Diana Ayala
- ii. Janine Douglas, New York City Department of Parks and Recreation – Thomas Jefferson Park
- iii. Kelechi Ikvwakor, Office of New York State Senator Brian Benjamin
- iv. Nicholas Reyes, Office of New York State Assemblymember Robert Rodriguez
- v. Nina Saxon, Office of New York City Comptroller Scott Stringer
- vi. Madai Velez, Office of New York County District Attorney Cyrus Vance, Jr.
- vii. Terrell Brock and Saadia Santos, Office of New York State Senator Jose Serrano
- viii. Jessica Reynoso, Office of New York City Public Advocate Letitia James
- ix. Jessica Mates, Office of the Manhattan Borough President Gale Brewer

c. Public Hearing – BSA Calendar No. 2018-99-BZ, 275 Pleasant Avenue (Block 1708, Lot 25) – An application to the Board of Standards and Appeals seeking a zoning variance to permit the development of a five-story and basement two-story residential building at the premises contrary to the minimum lot width and lot area requirements.

- i. Matthew Schomer, Sheldon Lobel PC – Presented the proposed variance request

III. Business Session

a. Roll Call

- i. The roll was conducted at 8:43 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 Edwin Marcial and seconded by John Green. 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 May 15, 2018 was made by Ryan Sheffield and seconded by Frances Mastrota. The motion to approve passed unanimously by voice vote.

- d. Chair's Report
  - i. The Chair shared to the Board a card from Wendy Ferreira and provided a report as distributed and as presented for informational purposes.
- e. District Manager's Report
  - i. The District Manager provided a report as distributed and as presented for informational purposes.
- f. Officer Reports
  - i. Xavier Santiago provided a report as distributed and as presented for informational purposes.
  - ii. Marissa Mack provided a report as distributed and as presented for informational purposes.
  - iii. **Motion:** A motion to adopt the report of the Chair, District Manager, Vice-Chair and the Treasurer as presented and as-distributed was made by Adem Brija and seconded by Edwin Marcial. The motion to approve passed unanimously by voice vote.
- g. Committee Reports and Action Items
  - i. Executive Committee
    - 1. For informational purposes only.
  - ii. Housing Committee
    - 1. For informational purposes only.
  - iii. Public Safety & Transportation
    - 1. Minutes were presented for informational purposes only.
    - 2. **Motion:** A motion to approve a proposed school safety improvement on Pleasant Avenue between 114<sup>th</sup> Street and 116<sup>th</sup> Street was made by Jonathan Winstone and seconded by Judith Febbraro. The motion to approve passed by voice vote with one abstention (J. Villanueva).
  - iv. Licenses & Permits
    - 1. Liquor Licenses
      - a. Tropical Grill on 2nd Ave. Corp. d/b/a Tropical Grill Restaurant (LL#1292880)
        - i. Applicant sought a Renewal application for a Wine, Beer & Cider License for the business located at 2419 Second Avenue, New York, New York 10035.
        - ii. **Motion:** A motion to approve the Renewal Wine, Beer & Cider License for the applicant with liquor license #1292880 was made by Judith Febbraro and seconded by Edwin Marcial. The motion to approve passed by voice vote with one abstention (M. Rahman).
      - b. Larstasio LLC d/b/a Da Capo (LL#1278820)
        - i. Applicant sought a Renewal application for a Full liquor license for the business located at 1392 Madison Avenue, New York, New York 10029.
        - ii. **Motion:** A motion to approve the Renewal Full Liquor License for the applicant with liquor license #1278820 was made by Joe Goldbloom and seconded by Carlos Diaz. The motion to approve passed by voice vote with one abstention (M. Rahman).
      - c. American Golf Corporation d/b/a Randall's Island Golf Center
        - i. Applicant sought a New application for a Full liquor license for the business located at 1 Randall's Island, New York, New York 10035.

- ii. **Motion:** A motion to approve the New Full Liquor License for the applicant with its business located at 1 Randall's Island was made by Melanee Farrah and seconded by Henry Flores. The motion to approve passed by voice vote with one abstention (M. Rahman).
- d. Rex Tavern NY LLC d/b/a Rex Tavern
  - i. Applicant sought a New application for a Full liquor license for the business located at 2294 First Avenue, New York, New York 10035.
  - ii. **Motion:** A motion to approve the New Full Liquor License was made by Carlos Diaz and seconded by Jesse Yang. The motion to approve passed by voice vote with one abstention (M. Rahman) and one present, not voting (A. Brija).
- e. Kallejon Corp. d/b/a El Kallejon (LL#1293087)
  - i. Applicant sought an Alteration application allowing for a change of hours of operation and to permit serving liquor, wine, beer and cider in the backyard for the business located at 209 E. 117<sup>th</sup> Street, NY, NY 10035.
  - ii. Applicant has submitted a letter of agreement to install soundproofing.
  - iii. **Motion:** A motion to approve the Alteration application allowing for a change of hours of operation and to permit serving liquor, wine, beer and cider in the backyard was made by Emily Grajales and seconded by Amie Kiros-Petrucci. The motion to approve passed by voice vote with one abstention (M. Rahman).

## 2. Street Activity Permits

- a. National Good Deeds Day – Block Party #398420
  - i. August 18, 2018 11am-6pm (Set up (9:30am-11am) & (Break Down 6pm-6:30pm)
  - ii. East 110<sup>th</sup> Street between 2nd and 3rd Avenues
  - iii. Applicant: Kiyonda Hester
  - iv. Sponsor: PS 83
- b. Rehoboth Annual Back to School Festival– Street Festival #406195
  - i. August 25, 2018 10am-6pm (Set up 8am-10am & Break Down 6pm-8pm)
  - ii. East 118th Street between Lexington and Third Avenues
  - iii. Applicant: Obed Vazquez
  - iv. Sponsor: Mission Cristiana Rehoboth Inc
- c. Hope Community Annual Fall Fest – Health Fair #407150
  - i. October 8, 2018 10am-4pm (Set Up 9am-10am & Break Down 4pm-5pm)
  - ii. East 104<sup>th</sup> Street between Lexington and Third Avenues
  - iii. Applicant: Eve Valenzuela
  - iv. Sponsor: Hope Community
- d. SB Day – Block Party #408090
  - i. July 13, 2018 2pm-8pm (Set Up 12pm-2pm & Break Down 8pm-9pm)
  - ii. East 122<sup>nd</sup> Street between Lexington and Third Avenues

- iii. Applicant: Brandy Walker
- iv. Sponsor: Reyn or Shyne Community Reintegration Program
- e. Franklin Plaza Day 2018 - #413482
  - i. July 28, 2018 12pm-5pm (Set Up 9am-12pm & Break Down 5pm)
  - ii. East 108th St. bet 1st & 2nd Ave(s).
  - iii. Applicant: Lillian Bent
  - iv. Sponsor: Franklin Plaza Apts. Inc.
- f. East 111th St. Annual Block Party - #414266
  - i. August 11, 2018 1pm-6pm (Set Up 12pm-1pm & Break Down 6pm-7pm)
  - ii. East 111th Street between First and Second Avenues
  - iii. Applicant: Gayle Garcia
  - iv. Sponsor: Gayle Garcia
- g. 129th Reunion – Block Party #414593
  - i. August 18, 2018 1:30pm-8:30pm (Includes Set up 12pm-1:30pm & Break Down 8:30pm-9pm)
  - ii. East 129<sup>th</sup> Street between Madison and Park Avenues
  - iii. Applicant: Runette Carter
  - iv. Sponsor: Residents of the Block
- h. Community Feeding – Block Party #415562
  - i. July 7, 2018 11:30am-6:30pm (Set-up 11am-11:30am & Break Down 6:30pm-7pm)
  - ii. East 111<sup>th</sup> Street between Lexington and Third Avenues
  - iii. Applicant: Julio Martinez
  - iv. Sponsor: Julio Martinez
- i. HHFM East River Market – Farmers Market #391944
  - i. July 7, 2018 – November 17, 2018 - 7am-4pm (Includes Set-up & Break Down)
  - ii. First Avenue between East 108<sup>th</sup> and 109<sup>th</sup> Streets (Sidewalk & Curb Lane Closure)
  - iii. Applicant: Maritza Owens
  - iv. Sponsor: Harvest Home Farmers Market
- j. Old Timers Block Party - #415125
  - i. August 18, 2018 12pm-7pm (Set up 11am-12pm & Break Down 7pm-8pm)
  - ii. East 100<sup>th</sup> Street between First and Second Avenues
  - iii. Applicant: Alan Cox
  - iv. Sponsor: 342 E.100th St. Co-op Association
- k. AK Houses Block Party - #419139
  - i. July 28, 2018 10am-5pm (Set-up 9am-10am & Break Down 5pm-6pm)
  - ii. East 128<sup>th</sup> Street between Lexington and Park Avenues
  - iii. Applicant: Ann Marie Vazquez
  - iv. Sponsor: AK Houses Tenant Association
- l. Miles and Parker Tenant Association – Block Party #419218
  - i. July 21, 2018 11:15am-7pm (Set up 11am-11:15am & Break Down 7pm-7:30pm)
  - ii. East 122<sup>nd</sup> Street between Park and Lexington Avenues
  - iii. Applicant: Bridgette Scott

- iv. Sponsor: Miles and Parker Tenant Association
- m. Fort Tryon Adult Day Care Health Fair - #418618
  - i. July 10, 2018 10am-2pm (Set up 8:30am-10am & Break Down 2pm-4pm)
  - ii. East 131<sup>st</sup> Street between Park and Madison Avenues
  - iii. Applicant: Vicki Ehrman
  - iv. Sponsor: Fort Tryon Adult Day Care Center
- n. ARC Fund – Block Party #421487
  - i. August 18, 2018 11:30am-6:30pm (Set up 10:30am-11:30am & Break Down 6:30pm-7:30pm)
  - ii. East 128<sup>th</sup> Street between Madison and Park Avenues
  - iii. Applicant: Janet Williams
  - iv. Sponsor: Addict Rehab Fund
- o. East Harlem Center Celebration – Block Party #422536
  - i. September 8, 2018 10am-6pm (Set up 9:30am-10am & Break Down 6pm-6:30pm)
  - ii. East 101<sup>st</sup> Street between Lexington and Park Avenues
  - iii. Applicant: David Giordano
  - iv. Sponsor: Children’s Aid East Harlem Center
- p. Uptown Bounce – Block Party #410942
  - i. July 25, 2018 6pm-9pm (Set up 2pm-6pm & Break Down 9pm-10pm)
  - ii. East 104<sup>th</sup> Street between Fifth and Madison Avenues
  - iii. Applicant: Richard Morales
  - iv. Sponsor: El Museo del Barrio
- q. MS Houses Tenant Association Annual Block Party - #413781
  - i. July 28, 2018 102pm-7pm (Set up 10am-12pm & Break Down 7pm)
  - ii. East 129<sup>th</sup> Street between Lexington and Park Avenues
  - iii. Applicant: Wanda Hopkins
  - iv. Sponsor: MS Houses Tenant Association
- r. Festival for Christ - Health Fair #417547
  - i. July 14, 2018 11am-4pm (Set up 8am-11am & Break Down 4pm-7pm)
  - ii. East 103<sup>rd</sup> Street between Lexington and Park Avenues
  - iii. Applicant: Aniya Morales
  - iv. Sponsor: Bethany Christian Church
- s. Outreach Block Party - #420746
  - i. July 28, 2018 12pm-5pm (Set up 11am-12pm & Break Down 5pm-6pm)
  - ii. East 100<sup>th</sup> Street between Lexington and Third Avenues
  - iii. Applicant: Minnie Wheeler
  - iv. Sponsor: Miracle Pentecostal Church
- t. Back to School Education Block Party - #421249
  - i. August 25, 2018 – 10am-6:30pm (Set up 10am & Break Down 6pm – 6:30pm)
  - ii. East 101<sup>st</sup> Street between Lexington and Park Avenues
  - iii. Applicant: Rev. Felipe Ayala
  - iv. Sponsor: Life Changers Church and Ministries of Manhattan Inc.

- u. **Motion:** A motion to approve each of the foregoing permits was made by Shantal Sparks and seconded by Xavier Santiago. The motion passed by voice vote with one present, not voting (D. Giordano) solely with respect to the application for East Harlem Center Celebration – Block Party #422536.
- v. Dewitt Clinton Houses Family Day – Block Party #411842
  - i. July 14, 2018 12pm-9pm (Includes Set Up & Break Down)
  - ii. East 109<sup>th</sup> Street between Lexington and Park Avenues
  - iii. Applicant: Dewitt Clinton
  - iv. Sponsor: Dewitt Clinton Houses Tenant Association
  - v. **Motion:** A motion to deny the block party with block party permit # 411842 due to non-attendance of the applicant was made by Shantal Sparks and seconded by Melanee Farrah. The motion to approve passed by voice vote with three opposed (J. Villanueva; M. Rahman; L. Henry) and five abstentions (A. Mack; D. Giordano; F. Mastrota; R. Perkins; X. Santiago).
- v. District Needs & Budget Review
  - 1. For informational purposes only and as presented.
- vi. Human Services
  - 1. For informational purposes only and as presented.
- vii. Youth & Education
  - 1. For informational purposes only and as presented.
- viii. Economic Development, Culture & Tourism
  - 1. For informational purposes only and as presented.
- ix. Land Use, Landmarks & Planning
  - 1. Minutes were presented for informational purposes only.
  - 2. **Motion:** A motion to issue a letter of support for the New York Public Library’s proposed renovation of the 125<sup>th</sup> Street library was made by Jason Villanueva and seconded by Frances Mastrota. The motion to approve passed unanimously by voice vote.
  - 3. **Motion:** A motion to approve the proposed M1 Hotel Text Amendment so long as New York City should not exempt itself from the requirements of the proposed M1 Hotel Text Amendment was made by Yolanda Brown and seconded by Jason Villanueva. The motion to approve passed by voice vote with one opposed (F. Mastrota), one abstention (S. Sparks), and one present, not voting (M. Rahman).
- x. Environment, Open Space & Parks
  - 1. Minutes were presented for informational purposes only.
  - 2. **Motion:** A motion to issue a letter of support for the NYC Department of Parks and Recreation for the conceptual design and renovation of the playground at Thomas Jefferson Park was made by Jason Villanueva and seconded by Xavier Santiago. The motion to approve passed unanimously by voice vote.
- xi. Office Oversight
  - 1. For informational purposes only.
- h. Approval of Committee Reports
  - i. **Motion:** A motion to adopt the minutes of all committees of CB11 as-distributed and as-presented was made by John Green and seconded by Steven Villanueva. The motion to approve passed unanimously by voice vote.

- i. Old Business
  - i. Harvest Home Farmer’s Market
    - 1. Discussion concerning the desire of the Harvest Home Farmer’s Market and interest in pursuing a full street closure.
    - 2. **Motion:** A motion to recommend approval of a full street closure for the Harvest Home Farmer’s Market, as previously requested by the applicant to SAPO and the Licenses & Permits Committee, was made by Jason Villanueva and seconded by David Giordano. The motion to recommend approval passed by roll call vote, with 15 in favor, 5 opposed and 9 abstentions:
      - a. In Favor: Y. Brown; C. Diaz; H. Drakeford; E. Encarnacion; D. Giordano; J. Goldbloom; L. Henry; J. Pierre-Kamwa; F. Mastrota; R. Perkins; M. Rahman; R. Sheffield; J. Tromski; J. Villanueva; S. Villanueva
      - b. Opposed: A. Brija; J. Febbraro; A. Kohen; M. Mack; J. Yang
      - c. Abstention: M. Farrah; H. Flores; J. Green; A. Kiros-Petrucci; E. Marcial; J. Monteiro; X. Santiago; S. Sparks; J. Winstone
  - j. New Business
    - i. BSA Zoning Variance
      - 1. BSA Calendar No. 2018-99-BZ, 275 Pleasant Avenue (Block 1708, Lot 25) – An application to the Board of Standards and Appeals seeking a zoning variance to permit the development of a five-story and basement two-story residential building at the premises contrary to the minimum lot width and lot area requirements.
      - 2. **Motion:** A motion to approve the proposed BSA Calendar No. 2018-99-BZ zoning variance was made by Jonathan Winstone and seconded by Adem Brija. The motion to approve passed by voice vote with four opposed (J. Villanueva; J. Tromski; M. Rahman; M. Mack) and one present, not voting (J. Goldbloom).
    - ii. Liquor Licenses
      - 1. 1590 Lupita Restaurant Corp.
        - a. Applicant sought a Renewal application for a liquor, wine, beer and cider license for the business located at 2049 Second Avenue, New York, New York 10029.
        - b. **Motion:** A motion to approve the Renewal license for the applicant with its business located at 2049 Second Avenue was made by Carlos Diaz and seconded by Holley Drakeford. The motion to approve passed by voice vote with one abstention (M. Rahman).
      - 2. UNI NYC LLC d/b/a Tre Otto
        - a. Applicant sought a Renewal application for a liquor, wine, beer and cider license for the business located at 1410 Madison Avenue, New York, New York 10029.
        - b. **Motion:** A motion to approve the Renewal license for the applicant with its business located at 1410 Madison Avenue was made by Melanee Farrah and seconded by Ryan Sheffield. The motion to approve passed by voice vote with one abstention (M. Rahman).
      - 3. MN Business Group Inc. d/b/a The Kiosk



- a. Applicant sought a Renewal application for a liquor, wine, beer and cider license for the business located at 76-80 East 116<sup>th</sup> Street, New York, New York 10029.
  - b. **Motion:** A motion to approve the Renewal license for the applicant with its business located at 76-80 East 116<sup>th</sup> Street was made by Amie Kiros-Petrucci and seconded by Carlos Diaz. The motion to approve passed by voice vote with one abstention (M. Rahman).
- iii. Street Activity Permits
1. Music Festival - Block Party #418817
    - a. August 4, 2018 9am-6pm
    - b. 155 East 107<sup>th</sup> Street between Third & Lexington Avenues
    - c. Applicant: Jorge Ibáñez
    - d. Sponsor: Iglesia Alianza Cristiana y Misionera
    - e. **Motion:** A motion to approve the block party with block party permit # 418817 was made by Carlos Diaz and seconded by Steven Villanueva. The motion to approve passed unanimously by voice vote.
  2. Wilson Family Day – Block Party #419465
    - a. August 18, 2018 10am-7pm (Includes Set Up & Break Down)
    - b. East 105<sup>th</sup> Street between FDR Drive & First Avenue
    - c. Applicant: Joyce Major
    - d. Sponsor: NYCHA Resident Association
    - e. **Motion:** A motion to approve the block party with block party permit # 419465 was made by Lashawn Henry and seconded by Melanee Farrah. The motion to approve passed unanimously by voice vote.
  3. Back to School - Block Party #432774
    - a. August 17, 2018 9am-4:30pm
    - b. East 122<sup>nd</sup> Street between Lexington & Third Avenues
    - c. Applicant: Jessica Ferguson
    - d. Sponsor: Services for the Underserved
    - e. **Motion:** A motion to approve the block party with block party permit # 432774 was made by Jason Villanueva and seconded by Henry Flores. The motion to approve passed unanimously by voice vote.
  4. Brandon/1775 Block Party #421408
    - a. August 4, 2018 10am-7pm (Includes Set Up & Break Down)
    - b. East 126<sup>th</sup> Street between Lexington & Park Avenues
    - c. Applicant: Brandon Plummer
    - d. Sponsor: Brandon Plummer
    - e. **Motion:** A motion to approve the block party with block party permit # 421408 was made by Jason Villanueva and seconded by Carlos Diaz. The motion to approve passed unanimously by voice vote.
- k. Announcements
- i. None.
- l. Adjournment
- i. **Motion:** A motion to adjourn the meeting of CB11 was made by John Green and seconded by Holley Drakeford. The motion to adjourn passed unanimously by voice vote. The meeting was adjourned at 10:28 PM.

Minutes prepared by: Alex Kohen, Secretary

DRAFT