EAST HARLEM * HARLEM * EL BARRIO * SPANISH HARLEM * RANDALL’S & WARD’S ISLAND

COMMUNITY BOARD ELEVEN
BOROUGH OF MANHATTAN
1664 PARK AVENUE
NEW YORK, NY 10035
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www.cb11m.org

Nilsa Orama
Chair

Angel D. Moscain
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
Melaniee Farrah
Judith Febbraro
Henry Flores
David Giordano
Joseph Goldbloom
Emily Grajales
John Green
LaShawn Henry
Jean-Pierre Kamwa
Amie Kiros-Petrucci
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 Schlozman
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 Ikwwoakor (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:
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 Medermott
Theresa Maldonado
Brandon Plummer
Kiesha Wilson
Jew Jones
Jame Gutierrez
Theresa Richardson
Lydia Guerrero
Josi del Valle
Robn Strashum

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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 Ikvvakor, 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 114th Street and 116th 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. Brijia).

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. 117th 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 110th 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 104th 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 122nd Street between Lexington and Third Avenues
iii. Applicant: Brandy Walker  
iv. Sponsor: Reyn or Shyne Community Reintegration Program  

c. 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  

d. 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  

e. 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 129th Street between Madison and Park Avenues  
iii. Applicant: Runette Carter  
iv. Sponsor: Residents of the Block  

f. 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 111th 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 108th and 109th 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 100th 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 128th 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 122nd 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 131st Street between Park and Madison Avenues
iii. Applicant: Vicki Ehrman
iv. Sponsor: Fort Tyron 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 128th 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 101st 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 104th 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 10pm-7pm (Set up 10am-12pm & Break Down 7pm)
ii. East 129th 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 103rd 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 100th 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 101st 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 109th 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 125th 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 116th 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 116th 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 107th 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 105th 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 122nd 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 126th 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