

Chair's Report

June, 2018

The Summer Hiatus

The board will be going on a summer hiatus for the months of July and August, for a much-needed break. Nonetheless, a few committees and the executive board will continue to meet to address on-going community challenges and new ones. Take this opportunity to recharge your batteries and to identify issues that may arise within the community and please make aware to the board office to address.

730 St. Nicholas Ave Update

We continue to support the efforts of the West 148th st Block Association in its attempts to slow the activation of a methadone clinic at 730 St. Nicholas Ave. The Association has provided updates to the Board and has solicited and received support from Assemblyman Al Taylor's office, Councilmember Levine, the Borough Presidents office as well as other elected officials. Providing written resolutions, and minutes to the block association has been helpful in their attempts to slow the process of standing up the clinic. We have sent a letter to Office of Alcoholism and Substance Abuse Services (OASAS) asking them to meet with the Board, and while they have declined they have met with elected officials and get a better idea of the community's reservation. While there is a legitimate need for substance use support, the location and the methodology proposed (methadone and other opioids) can cause more disruption and devastation than solutions.

Addressing Mental Health in Our Community

Over the past few months there has been a rise in suicides and suicide attempts by Harlem residents. Facing the challenges of affordable housing, financial security, and access to physical and mental health care have left many families feeling overwhelmed. While we on the board try as much as possible to see many of these challenges addressed and resolved, there are still many pitfalls that families have must navigate. The below provide some support around mental health. You are also able to receive free training for a Mental Health First Aid training conducted by the NYC Dept. of Health and Mental Hygiene. To get further information please contact the board office.

As noted in the news recently, the threat of suicide is growing. The incidence of suicide in the United States has increased by 25% since 1999 and suicide prevention strategies are not addressing the threat as well as they should.

It is an important time to learn as much as we can to promote prevention, in our personal lives as well as our professional lives.

Situations that contribute to suicide risk

- Relationship problems
- Loss of a relationship
- Substance misuse
- Physical health problems; and
- Stress related to one's job, finances, legal issues or housing problems

Suicide warning signs

- Talking about wanting to die or wanting to kill themselves
- Depressive symptoms such as sadness, isolation, withdrawal
- Expressing how they feel like a burden to others
- Alcohol and drug abuse

If you know of someone who is exhibiting the signs above, act immediately:

- **ASK:** "Are you thinking of killing yourself?" By asking directly you are creating the space for the person to be honest and express how they feel.
- **PROMOTE SAFETY:** If the person has confirmed that he or she is thinking about suicide, try to assess their plan. Continue to ask, "Do you have a plan to kill yourself?" If yes call 911 or escort the person to an emergency room ASAP.
- **BE A SUPPORT:** Listen and express care and concern. Offering a connection can be a tremendous help. Be sure to avoid offering support if you can't follow through.
- **CONNECT:** Help is available, but the person may not be able to reach out themselves. Be sure to help them connect to resources, both personal and professional. Several resources are noted below.
- **FOLLOW UP:** Although the direct threat may be over, a person who has considered suicide may consider again. Expressing ongoing support helps the person feel more connected over time.

Don't keep it a secret or try to handle on your own. Reach out if you know of anyone who needs help.

- The New York City Employee Assistance Program (NYC EAP) offers free and confidential resources, support, and referrals to employees and their family members. Contact the EAP at 212-306-7660 or by email at eap@olr.nyc.gov
- NYC Well counselors are also available to help 24/7/365. Call 888-NYC-Well, text WELL to 65173 or visit www.nyc.gov/nycwell to chat online.
- National Suicide Prevention Lifeline 1-800-273-TALK (8255).
- Center for Disease Control: Preventing Suicide: A Technical Package of Policy, Programs, and Practices
- Suicide Prevention Resource Center
- Suicide Prevention Center of New York State
- For more information on how to make a difference, visit the website: Be the one to save a life at <http://www.bethe1to.com/>

Proposed Hotel Zoning Text Amendment

The Boro President will be taking a vote on the Text Amendment Next week

The position of the board is to support economic growth within the CB9 district. We intend to ensure that this text includes language that speaks to increased economic activity but not at the expense of affordable housing.

The New York City Department of City Planning (DCP) is proposing a zoning text amendment to establish a new Special Permit under the jurisdiction of the City Planning Commission for new hotels, motels, tourist cabins, and boatels in light manufacturing (M1) districts citywide. A Special Permit is a discretionary action by the City Planning Commission, subject to the public review process (ULURP), which may modify use regulations if certain conditions specified in the Zoning Resolution are met. The public review process includes Community Board, Borough President, and City Planning Commission

review. The City Council may elect to review a Special Permit application and Mayoral review is also optional.

Because there are very few motels, tourist cabins, or boatels in NYC, the term hotel is used here to refer to all of these transient accommodations.

The Department of City Planning needs to ensure that sufficient opportunities for industrial, commercial, and institutional growth remain, and believes it would be beneficial to revisit the zoning framework for M1 districts. However, since 2010, there has been a rapid increase in hotels in M1 districts, particularly in areas near transit. A PDF Document market analysis of the city's hotel conditions, produced by a real estate and economics consultant team engaged by DCP, assessed current and anticipated future conditions in the hotel industry in New York City.

The increase in hotels is due to a combination of rapid growth in tourism in New York City over the last decade and partly to the current zoning framework, which in M1 districts is particularly well suited to hotel construction. DCP has recognized that the following aspects of the zoning of M1 districts make it especially suitable for hotel development:

Hotels are commonly developed to the maximum permitted FAR, often at odds with surrounding lower scale industrial uses in many M1 districts.

The height and setback regulations allow for tower development, and these tall, slender buildings often provide for efficient hotel layouts

Hotels can be developed on small, narrow lots, which are more widely available than large lots. Lot assemblages are not usually needed.

The zoning has low parking and loading requirements for hotels.

By establishing a new CPC special permit, DCP proposes a case-by-case, site-specific review process to ensure that hotel development occurs only on appropriate sites, based on reasonable considerations regarding whether a hotel presents the potential for conflicts with the surrounding uses and how well a hotel reflects the general character of the surrounding area. A CPC special permit would allow for the consideration of appropriateness of hotel development in both the actively light industrial areas, where hotels and existing uses are potentially incompatible, and the more mixed-use areas within M1 districts, where the City may want to direct growth towards various other employment sectors. A CPC special permit would also still allow for hotels to serve the needs of the tourism industry when appropriate.

Transient hotels operated for a public purpose by the City of New York or organizations under contract with City will be exempt from the Special Permit requirement. Hotels operated for a public purpose are primarily used to provide temporary housing assistance, or shelter, to homeless individuals and families. It is a legal obligation of the City to provide shelter to all eligible persons within the five boroughs, and the City must maintain the existing flexibility in zoning that permits temporary housing for the homeless in all M1 districts to ensure it has sufficient capacity to meet census demand for temporary accommodations.

The proposed CPC Special Permit would apply to all M1 districts, excluding MX or paired M1/R districts, except for:

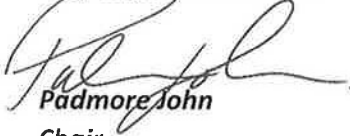
M1 districts that include airport property and non-residential M1 districts adjacent to airports. These M1 districts have a unique economic function in NYC and provide essential airport services, and options for accommodations are among those necessary services.

M1 districts with existing hotel Special Permit provisions since appropriate controls for hotel development have already been implemented for these areas.

Any hotel existing within M1 districts on the date of adoption of the proposed zoning text amendment would be considered a conforming use, meaning that any enlargement or extension would be permitted so long as it does not exceed 20% of the existing floor area and the zoning lot is not enlarged. Any enlargement or extension that does exceed 20% would require the proposed Special Permit.

Additionally, hotel developments with a building permit or partial permit issued by the Department of Buildings before the referral date of the proposed action would be permitted to start or continue construction as long as they complete their construction and obtain a certificate of occupancy within three years of the date of adoption of the proposed zoning text amendment.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Padmore John", written over the typed name.

Padmore John

Chair

6/21/18