



**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
District Manager

CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
T: 212-749-3105 F: 212-662-4215

## **LAND USE COMMITTEE MEETING**

Thursday, December 17, 2020  
6:30 PM

<https://zoom.us/j/97998139983?pwd=TUdibHpJMkdsOGdGZzJpaEt3Yk04dz09>

Meeting ID:969 3512 6382 Password/Participant ID: 648476  
One tap mobile (929)205-6099

- Meeting called to order at 6:36 pm**
- Welcome & Introductions**
  - Introduction of CB 10 Land Use Committee Members & other CB 10 Board Members in Attendance (5 minutes)
- Presentations**
  - Zoning Text Amendment – presentation by Jose Trucios of New York City Department of City Planning (DCP), which seeks approval from NYC Community Boards across all five Boroughs to support the Zoning for Coastal Flood Resiliency (ZCFR) Text Amendment to encourage long-term resilient design across the city's 1% and 0.2% annual chance floodplains.
  - Geographic Area Included: Currently 400,685 New Yorkers and 80,907 buildings exist within the 1% annual chance floodplain; however, by 2050 DCP estimates that 794,534 New Yorkers and 122,132 buildings will exist within the 1% annual chance floodplain, which includes 50 out of 59 community districts;
  - CB10 Area Included: There are currently 5576 dwelling units and 45 buildings in the 1% annual chance floodplain, and 5476 dwelling units and 107 buildings in the 0.2% annual chance floodplain located north to the Harlem River Drive/New York City Housing Authority's Ralph J. Rangel Houses, south to East 135<sup>th</sup> Street, west to Adam Clayton Powell, Jr. Blvd., and east to 5<sup>th</sup> Avenue/Harlem River Drive.
  - ZCFR is informed based on lessons learned from Hurricane Sandy on the New York City area and to mitigate risks associated with future flood events by: 1) encouraging resiliency throughout the current and future floodplains; 2) supporting long-term resiliency designs of all buildings; 3) allowing adaptation over time through incremental retrofitting; 4) facilitating future recovery by reducing regulatory obstacles; and 5) introducing dry floodproofing requirements for mechanical systems located below the design flood elevation (DFE), as well as the elevation of living spaces in mixed-use buildings – including wet floodproofing requirements for residential buildings including elevation of living spaces and mechanical systems. Going forward, spaces below the DFE can only be used for parking, storage, or access
  - A multi-faceted approach to coastal resiliency efforts is necessary for future planning and habitation. As we learned from Hurricane Sandy, there are more areas of concern as it relates to coastal flood risk that deemed at risk by FEMA's 1% floodplain evaluation.

- **Committee questions:**
  - Member Glover asked for clarification of impact on CB10 – as this relates to new buildings on areas that are not currently able to build. ZCFR is geared to new buildings, but also retrofitting existing buildings into the future by way of amending height allowances and moving HVAC and storage space to other areas.
  - Committee Chair Dixon asked about timeline for building owners to be compliant with the next zoning– it is important to note that zoning text amendments are optional for retrofitting, but new construction will be required to follow these rules.
  - Board Chair Harris reports that many boards have expressed concerns , ie CB1, based on special districts and historic district as it relates to the dry flood proofing and wet flood proofing and the impact it might have on mixed use development.
  - Member Dr. Dukes encourages Committee to focus on ZFCR’s impact upon Harlem. How helpful will this be for our community if there is not a mandated rule for buildings to retrofit to the zoning.
- **Community questions**
  - None.

**Voting Item**

- Zoning for Costal Flood Resiliency (ZCFR) Text Amendment
  - Motion to approve without conditions made and properly seconded. **10 Yes, 0 No, 0 Abstention, and 0 Recusal** to approve the application. Motion carried and approved – resolution to be presented to CB10 Executive Committee prior to full vote by CB10 in January 2021.

**Old Business**

**New Business**

- Public Advocate has released a new listings report for building violations.
- City Housing Efficiency Ratings – Benchmarking Law for Environmental Protection – table this for housing committee.
- Items from Delsenia Glover
  - Land Use Projects going forward – we should look at landlord/developer history as it relates to HPD violations on their buildings to determine if these landlords are good stewards for our community
  - Public Advocate has been doing a series on Homelessness on Tues at 6pm for those who have been evicted.
- No housing meeting in December – CB10 members and community are encouraged to attend MBP’s Town Hall.

**Adjournment at 7:36 PM**

\*Please note that the time allocation includes presentation and discussion