



Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166th St. 6th Floor, New York, NY 10032

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Shahabuddeen A. Ally, Esq., Chairperson
Ebenezer Smith, District Manager

July 5, 2016

Hon. Carl Weisbrod, Chairman
NYC Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: Affirming the resolution passed by Community Board 12 Manhattan in October 2012 requesting the Department of City Planning initiate the Process to develop a Contextual Rezoning Plan for Washington Heights and Inwood

Dear Chairman Weisbrod

At the General Meeting of Community Board 12, Manhattan, held on Tuesday, June 28, 2016 the following resolution was passed with a vote of (30)In Favor, (0)Opposed, (0)Abstained and (1) Not voting because a conflict.

WHEREAS: In October 2012 Community Board 12-Manhattan ("CB12-M") unanimously passed a resolution calling upon the Department of City Planning ("DCP") to initiate the process to develop a contextual zoning plan for Washington Heights and Inwood beginning with the area generally bordered by West 180th Street on the south; the Henry Hudson Parkway on the west; Academy Street on the north, and the Harlem River Drive on the east (the "Target Area"), with the understanding that the plan would be extended to include the entire community district as soon as the work in this area is completed (the "October 2012 Resolution"). To date, DCP has not acted to initiate the requested rezoning process; and

WHEREAS: The overall zoning of Washington Heights and Inwood has not changed since the adoption of the citywide Zoning Resolution in 1961. The need to update zoning in the community district to meet the current needs of its residents and businesses and to preserve its character and viability has been a long-standing priority for CB12-M; and

WHEREAS: In 2006 CB12-M commissioned the City College Architecture Center to undertake a Neighborhood Planning and Land Use Study (the "Study"), which recommended, among other things, that in order to safeguard against over-development contextual zoning should be considered for our district; and

WHEREAS: CB12-M has discussed its interest in pursuing a contextual rezoning plan with DCP since the completion of the Study in 2007 and waited for DCP to finish its work on a similar rezoning plan for Manhattan Community Board 9 (CB-9), which was adopted September 2012; and

WHEREAS: Edwin Marshall, our DCP liaison in 2012, advised the Land Use Committee at its September 2012 meeting that DCP had substantially completed work on CB9's rezoning and was now able to begin to work with CB12-M on a rezoning plan for Washington Heights and Inwood, and urged CB12-M to facilitate the process by selecting a section of the community where this effort should be initiated and by defining the planning goals and objectives that should guide the rezoning plan; and

WHEREAS: Most of the development pressure in recent years has been concentrated in the middle of our community between the West 181st Street and Dyckman Street commercial corridors, including proposals for four 23- to 39-story buildings at Broadway and West 190th Street/Fairview Avenue, a 27-story building at Overlook Terrace and West 184th Street that started construction, a 36-story apartment building and hotel on West 187th Street, an approximately 19-story mixed-use building at 37 Hillside Avenue, another mixed-use apartment building on a small, irregular site at Fort George Hill adjacent to the Dyckman IRT station. Given this, CB12-M identified the Target Area as the area for DCP to commence the requested rezoning; and

WHEREAS: Since 2012 CB12-M has been presented with two additional out-of-context development proposals in the Target Area – a 23-27 story proposal for Sherman Plaza and a 16-story market-rate residential building at West 190th Street and Broadway, and another one is anticipated shortly – a 19-story building at Broadway and Nagle Avenue; and

WHEREAS: Development pressures in Washington Heights and Inwood coupled with the approval of Mandatory Inclusionary Housing and Zoning for Quality and Affordability threaten to adversely impact the scale and character of Washington Heights and Inwood to an even greater degree than in 2012; now, therefore, be it

RESOLVED: Community Board 12-Manhattan affirms the October 2012 Resolution and calls upon the Department of City Planning to immediately initiate the process of developing a contextual rezoning plan for Washington Heights and Inwood, beginning with the Target Area and eventually extending to the entire community district; and be it further

RESOLVED: The Inwood rezoning currently being pursued by the New York City Economic Development Corporation must include contextual rezoning as a guiding land use and urban design consideration; and be it further

RESOLVED: The contextual zoning districts selected for the contextual rezoning plan must be responsive to and appropriate for the existing built form, scale and character of the neighborhoods that comprise Washington Heights and Inwood.

We look forward to meeting with the Department of City Planning within the next few weeks to discuss the next steps necessary to commence the requested contextual rezoning plan.

Sincerely,


Shahajuddeen A. Aly, Esq.
Chairperson

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Adriano Espaillat, State Senator



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July 5, 2016

Hon. Margery Perlmutter
Chair
Board of Standards & Appeals
250 Broadway
New York, NY 10007

Re: 21 Hillside Ave. LLC.

Dear Commissioner Perlmutter:

At the General Meeting of Community Board 12, Manhattan, held on Tuesday, June 28, 2016 the following resolution was passed with a vote of (30)In Favor, (1)Opposed, (0)Abstained.

Whereas: In April 2016 an application ("Application No.: 4-95-BZ" or the "Application") was submitted to the Board of Standards and Appeals ("BSA") by Carl A. Sulfaro, Esq. ("Legal Counsel") on behalf of 21 Hillside Avenue LLC, owner of 21-23 Hillside Avenue, New York, NY (Block 2170, Lots 110) (the "Property"). The Application requests a 10-year extension to an expired zoning variance to permit the continued use and occupancy of the Property as a public parking lot; and

Whereas: The Property is located in a R7-2 zoning district. Public parking lots are not permitted as-of-right in R7-2 zoning districts. A zoning variance (the "Variance") issued by BSA is required in order to establish and maintain an automobile parking facility. The term of the Variance for the Property expired on June 27, 2015; and

Whereas: The Property consists of one approximately 10,000 square foot zoning lot located on the south side of Hillside Avenue approximately 252 feet east of Broadway that accommodates a parking lot for 47 vehicles, including 30 monthly spaces and 17 transient spaces. The parking lot is attended at all times. A small booth at the front of the Property provides service and security for the customers and vehicles; and

Whereas: On June 8, 2016 Legal Counsel briefed the Land Use Committee on the Application; now, therefore be it

Resolved: Community Board 12- Manhattan supports the application (Application No.: 4095BZ) submitted to the Board of Standards and Appeals by Carl A. Sulfaro, Esq. on behalf of 21 Hillside Avenue LLC, owner of 21-23 Hillside Avenue, New York, NY requesting a 10-year extension to the term of an expired zoning variance to permit the continued use and occupancy of the Property as a 47-space public parking lot.

Sincerely,

Shahabuddeen A. Ally, Esq.
Chairperson

Cc:

Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodríguez, Council Member
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