

THURSDAY, MARCH 15, 2018

EXECUTIVE COMMITTEE MEMBERS IN ATTENDANCE

- Also: WAYNE BENJAMIN- Chair of Land Use Committee

Executive Committee resolution vote

Jamie L. Baratta
Official Court Reporter

1 SHAH ALLY: All right, good evening, so with that
2 being said, I call the meeting to order.

3 So the announcement was made that translation
4 service is available. We're going to make an announcement
5 again at 8:00, the meeting is called to order at 7:08,
6 around 8:00 p.m., we will make another announcement that
7 anyone who came in after this point that if they need
8 Spanish translation, it's available. If you can help me
9 out, if you see someone, for some reason it comes to your
10 attention that someone needs the translation your neighbor
11 someone sitting next to you, could you please remind them or
12 tell them that the translation is available, and it's over
13 here, the equipment, and the actual translation.

14 So, if you could help us do that, that would be
15 great.

16 This is the Executive Committee meeting. I will
17 explain the rules of the Executive Committee meeting. Many
18 folks asked online for an explanation, but we are also
19 having it being transcribed, so that at the end of this
20 meeting, the minutes will be posted on our website and you
21 will have it available for you. So, Jamie is our
22 stenographer. So, for Board members, Executive Committee
23 members, when you speak, if you can, at the initial point,
24 if you remember at each point to identify yourself. We know
25 who you are, I know who is speaking, but for the record, we

1 want to make sure the record is clear. Just identify
2 yourself. If you forget to, don't be alarmed if I remind
3 you just to state your name. And as the evening goes on, I
4 think Jamie will figure out who's who and we won't be
5 repetitive.

6 Tonight's the Executive Committee meeting. I will
7 spend two minutes explaining the Executive Committee meeting
8 since folks have had a lot of questions regarding Executive
9 Committee meetings, and I want to tell you, the
10 two-and-a-half years sharing this board, we've never had
11 this kind of turn out at an Executive Committee meeting. So
12 it's rather special to have all of you here tonight. All of
13 you should be here every month when we have the Executive
14 Committee meeting.

15 The Board has 10 standing committees and those are
16 the subject-matter committees. So I look around the room
17 and I'm pretty sure you've been to either a Land Use
18 Committee meeting, a Licensing Committee meeting. These
19 deal with the subject matter that that committee denotes.
20 And you've seen in the last 60 days, if not more, that each
21 of these that's standing committees, the subject-matter
22 committees have taken on this application and as it relates
23 to their subject matter. If it's a Parks issue, it will go
24 with Parks. Whether it's Public Safety, as such.

25 The Executive Committee is designed to deal with

1 procedural, administrative issues of the Board. So we set
2 the agenda, we set calendars and we deal with other such
3 issues. If it's a substantive matter and time permits, that
4 those issues are sent to a committee.

5 Now, "time permits" is the operative word here. If
6 for some reason, and if you've ever been to a committee
7 meeting, where there's a resolution that needed to be passed
8 and a quorum was not reached in that committee, the
9 committee cannot take official action. Official action is
10 needed before a resolution is passed. Those actions come to
11 these types of committees and this explanation is worth it.
12 I want everybody to leave here understanding why we are
13 operating this way. Or if the committee could not meet, and
14 in this case, the Land Use Committee did not meet because of
15 the snow storm. That forced cancelations of many meetings,
16 including the Land Use Committee meeting.

17 We are on a very tight non-flexible timeframe to
18 get a resolution passed and submitted under the ULURP
19 application. If everything worked out in a perfect world,
20 we would have been reviewing and revising that resolution at
21 this point. But we still don't have a committee resolution,
22 so we're under a very tight timeframe.

23 The most important for everyone who's asked the
24 question, is not really what does an Executive Committee do,
25 is why is there no public comments at the Executive

1 Committee meeting. This is akin to in the best way that our
2 parliamentarian Jim Berlin, Jim show everyone who you are.
3 I mean, this is Jim Berlin. The guy just looks wise,
4 doesn't he? He's a very wise member of the Board and I
5 asked Jim, you know, what can we do about this? And Jim
6 reminds me that the Executive Committee is, I think all you
7 have been to a general meeting, it's like the business
8 section of the general meeting where public is encouraged to
9 attend and all of you should attend and be active licensors
10 in that way. But the business of it is done by the
11 committee -- Executive Committee and the members of the
12 Board.

13 So, it's not -- it's not a choice to stifle or not
14 hear from you, in fact I think we've heard from a lot of you
15 from a public hearing, a committee meeting hearing, and in
16 the sum total a lot of that is a lot of "Community Board 12,
17 we want you to do this, or Community Board 12, don't do
18 that". So tonight this our chance to tell you let us do
19 that work. There is where that work is going to happen.

20 So tonight we will have -- we will begin with a
21 discussion on the Inwood rezoning application. As it goes
22 through the Land Use Committee, there will be a vote tonight
23 on a committee resolution. It will be an Executive
24 Committee resolution. That's not a special rule. It just
25 happens when a particular committee could not meet and to

1 pass a resolution, it becomes a community resolution with
2 the caveat it came from this particular committee, it's
3 coming from the Land Use committee. After that vote, that
4 becomes the committee vote. That committee vote gets
5 ratified in some form to the Board's position on March 20th
6 of 2018. That's the full Board.

7 So tonight the Executive Committee will be voting
8 on this matter. We have participation from the Board
9 members, so just so you understand what we're doing.
10 Before.

11 I turn over to the substance of tonight's, or at
12 least first item we're dealing with, I would like to
13 introduce the members of your Executive Committee. Most are
14 sitting at this table. If not, I will look around the room
15 and make sure I highlight everyone.

16 First we have our First Vice Chair, Richard Lewis.
17 A round of applause please. All right. All right. He's
18 also chair of our Public Safety Committee.

19 Sitting next to him is Jason Compton, our Treasurer
20 and Chair of our Business Development.

21 Sitting next to Jason is Jim Berlin, our Board's
22 Parliamentarian and one time former Chair of this Board.
23 Jim Berlin.

24 I'm going to skip the individual next only because
25 I have a special word to say about him and his committee.

1 We have Mitchell Glenn, who is our Board Secretary.

2 Ebenezer Smith, who's District Manager. And I
3 think everyone of you here had contact with Ebenezer Smith.

4 We also have Paola Garcia and Ely Silvestre here
5 from our Board.

6 And then we have Betty Lehmann, who is our
7 assistant secretary. Betty clearly is the fan favorite in
8 the room.

9 We have Ayisha Oglivie which is our Chair of our
10 Housing committee.

11 Fern Hertzberg, concerning the Aging committee.
12 Did I leave any Chairs out?

13 We have Richard Allman, Chair of the LGBTQ Task
14 Force.

15 Anyone else? Okay. And now, you know, the issue I
16 think what brought all of us here is a Land Use issue, and
17 we're going to be deal with it now. The Land Use Committee
18 has done a tremendous job. Even folks who have been most
19 critical of this Board have unified in one position and say
20 the Board has done a good job through this application.
21 That's through the Land Use Committee. So, the Land Use
22 Committee members, could you please identify yourselves;
23 either raise your hand, stand. Land Use Committee members.
24 A round of applause please for the work that they've done.

25 And a special acknowledgment to the head of that

1 committee who's done a tremendous amount of work drafting
2 the resolution. We will be talking about, I think started
3 by Wayne and drafted in different forms. Wayne has, in the
4 most expert professional courteous way, run that committee
5 and handled this issue. So a big round of applause for
6 Wayne Benjamin for all he's done.

7 So, I think the stage is set. I think we're all,
8 you know, figuring it out. But I also want to acknowledge
9 the work of the public. A lot of you have given us a lot of
10 work. You've given us data, whether it's written testimony,
11 whether it's through the public hearing, whether it's
12 through alternative plans. And the Board has heard from all
13 of you in that way and there was one, really not just one,
14 but one really impressive presentation that caught my
15 attention at the Land Use meeting that was presented by one
16 of a -- calling out names is a very tough thing to do
17 because you might leave someone out, I don't mean to leave
18 anyone out -- I was just really impressed with the
19 presentation by Paul Epstein, David Tomlin (ph) and Graham
20 Ciraulo.

21 So, a round of applause for them as well. And
22 really for all of you, and if your name wasn't called, just
23 know that we truly appreciate the level of work that was
24 done by the community as well.

25 Okay, the lineup is set. Let's play ball. We are

1 now going to our first agenda item which is, by the way,
2 depending on where we are in the agenda, you see the agenda
3 is full, we have to get through matters. If we get to a
4 point where we cannot, we might move those to the general
5 meeting and adjourn at that point. It's now 7:17. We hope
6 to and endeavor to for the Executive Committee members and
7 the Board members to have a vote on this issue on a motion,
8 whatever the motion is, a vote on this motion by 8:45 p.m.,
9 no later than 9:00 p.m.

10 Drafts of this resolution have been circulated. I
11 trust that you've all read it. It's detailed. It was
12 detailed on purpose, and the subject matter is a very
13 complex one. The resolution reflects that. If there are
14 any questions, I ask the that questions be reflective of the
15 amount of work that's already been done to get it here and
16 Board Members, Executive Board Members, please we don't need
17 any pot stirrer's or devil's advocate. We have enough of
18 those. So, once it gets to the points of questions.

19 With that being said, we're dealing with the Inwood
20 rezoning application and the analysis and the discussion. I
21 call to the podium, Land Use Chair, Wayne Benjamin.

22 WAYNE BENJAMIN: Thank you, Shah.

23 For the stenographer, my name is Wayne Benjamin.
24 I'm the Chair of the Land Use Committee. Before I begin, I
25 just want to let Executive Committee, the Land Use and other

1 Board members understand what this resolution is and is not.
2 You will recall that the ULURP Application and the Draft
3 Environmental Impact Statement were both released statements
4 for --

5 PUBLIC MEMBER: Can't hear you back here.

6 PUBLIC MEMBER: Speak closer to the mike.

7 PUBLIC MEMBER: Closer to the mike.

8 WAYNE BENJAMIN: Can you say that one more time?

9 Do you want me to speak closer to the mike?

10 So, as I was saying, I just wanted to go into a
11 little detail about what this resolution is and is not. The
12 ULURP Application and the draft environmental impact
13 statement were each released at the same time for review,
14 but they're on different clocks. As Shah pointed out, the
15 Community Board's 60 day clock for reviewing and commenting
16 on the ULURP application ends on, I believe, March 25th or
17 the 26th, which is why we moved up the date of the general
18 meeting to the 20th because our general meeting would've
19 happen after the clock ends.

20 The DEIS application, on the other hand, is not on
21 a 60 day clock. The Draft Environmental Impact Statement
22 will be subjected to a public hearing that is called by the
23 Department of City Planning once the ULURP application
24 reaches it. To give you a sense of the timing, once the
25 ULURP application is certified, it comes to the Community

1 Board for 60 days, it then goes to the Borough President for
2 30 days. After that, it goes to City planning. So
3 basically, 90 days after it's released, it goes to City
4 planning and 10 days, I believe, after it gets to the City
5 planning is when that public hearing is held.

6 So, the month of March, Community Board 12 is
7 focused on getting a resolution finalized and passed so that
8 we can respond to the ULURP Application. In April we will
9 be focused on a resolution for the Draft Environmental
10 Impact Statement so that when that public hearing is
11 probably early to mid May, we have a document to present to
12 that. So, this resolution does not address in detail the
13 Draft Environmental Impact Statement. It mentions that we
14 commented on the scoping. It mentions that we will comment
15 in a separate resolution on the Draft Environmental Impact
16 Statement. This is focused on the five actions that are of
17 the ULURP application.

18 I do say the five actions because over the space of
19 more than a year that we have discussed this, as I was
20 drafting this, I realized that most of the actions received
21 very little attention, so what this resolution seeks to do
22 is first layout some of the facts of what's in the
23 application, what it's calling for, and then there was a
24 section that deals with the special zoning district which is
25 doing a lot. It is modifying what is possible in rezoning.

1 We also did not discuss that in great detail, so you will
2 see where -- what that section pertains to is covered.

3 In pooling together this resolution, the Land Use
4 Committee will remember that probably in December or
5 January, there was a draft of some of the critical points
6 that we have heard that could form the basis of an initial
7 resolution. So working from that document, working from
8 various comments received from attending committee meetings,
9 working from some of the documents that were submitted to us
10 as, you know, alternate plans and comments from members of
11 the community, this was initially drafted. We then got
12 comments from additional committee chairs.

13 There were several versions of this. I am sorry it
14 went from nine pages to 14 pages. That's because we keep
15 adding things, because at the end of the day, it is not only
16 a Land Use Committee resolution. The core of it is the Land
17 Use Committee, we've had input from Health and Environment
18 and Housing and Human Services from the Business
19 Development, to Licensing, to Youth and Education. So the
20 rezoning touches many aspects of the community, therefore,
21 so does the resolution.

22 It's also important to remember and Andrea and I
23 were just talking about that, I often caution resolutions
24 that are responding to ULURP and the BSA applications that
25 stray from the issues that that particular agent has

1 jurisdiction over. However, in this case, we were advised
2 by EBC and we took that seriously, that it's not just the
3 ULURP application that we are commenting on. The action
4 plan sets the stage for us to give the City our opinion on
5 how to invest funds over a 10 or 15 year period and we are
6 directed to some of the other communities that the City has
7 agreed to in connection with rezoning. So, there's a whole
8 section of this resolution that is not focused on
9 modifications or commenting on the rezoning, per se,
10 focusing on programs, probabilities and initiatives that we
11 want the City to focus on over the course of implementing
12 this and say it's over the course of the next 10 years.

13 So those programs, projects and initiatives to
14 range from affordable housing to schools and parks and
15 economic development, but I must say, we should not forget
16 that this application began strong focusing on economic
17 development, and as we were crafting this and trying to
18 figure out where to address issues that is pertaining to
19 poverty, I mean, that is not an issue that is focused on
20 developing the affordable housing. It's more, you know, job
21 training, vocational training, attracting businesses,
22 ensuring that local residents have, you know, access to
23 those jobs. So it touches on just about every committee.
24 You will start to see every concern that we have at the
25 Community Board.

1 What I will not do is read the 14-page resolution,
2 because as I've said, the Land Use Committee's probably had
3 it for, you know, 10 days or more. We made sure, the
4 Executive Committee got it at the beginning of this week
5 because we knew it was absolutely ridiculous for them to get
6 a, you know, 10-12 page document at the meeting and, you
7 know, be able to read that and, you know, since distributing
8 it to the Executive Committee, we've received some
9 additional edits and I think everything received as of, you
10 know, 11:00 last night is, you know, in here. And some of
11 it is massaged because there are some issues that were
12 presented as Housing issues, but when you looked at the
13 resolution, there was economic development jobs and they fit
14 better there. There were some issues that were submitted by
15 multiple committees, so we kind of merged it so we didn't
16 have duplications.

17 But that's an overview of, you know, what this
18 document represents and so I would ask, you know, the Land
19 Committee members who had have had it for the longest,
20 Executive Committee and Chairs who have commented, if there
21 are particular items, that we need to add, massage.

22 SHAH ALLY: So, for the record, could you,
23 certainly not read into the record the document, we all have
24 it, but at least give us the first resolve, so that we
25 know --

1 WAYNE BENJAMIN: Actually, that is an important
2 point and Liz Ritter who is not here, made the observation
3 that we have created a fifth type of resolution. Because in
4 our past meetings, we've discussed that typically with the
5 ULURP or BSA, you know, there are four ways we can respond.
6 We can say we approve it. We can say that we approve it
7 with conditions. We can say that we disprove it, or we can
8 say we disapprove with conditions. This is, to some extent,
9 a fifth version because we're saying that, you know, okay we
10 analyzed the plan. There are aspects of it that we don't
11 like, or aspects of it that we do like. And we're saying
12 not to the EDC, we're saying to Department of City Planning
13 and to the City Council, we're saying that intentionally,
14 because we inquired who has the authority to change the
15 plan, and the two entities that have the authority to change
16 the plan the Department of City Planning and the City
17 counsel.

18 So, we're saying to them, on the very first resolve
19 is on a page somewhere in here --

20 PUBLIC MEMBER: Eight.

21 WAYNE BENJAMIN: Eight. Well, it depends on what
22 version you're looking at; right? We're saying CB12 does
23 not support the Zoning Map amendments as proposed and
24 recommended by the City Planning Commission and the City
25 counsel modify the Zoning Amendments as follows: And there

1 are seven amendments.

2 - Modify, as needed, R7-A zoning proposed for the
3 Upland Core to address Holy Trinity church's development
4 plans.

5 - Revise the zoning proposed for the C8-3 area west
6 of Broadway to ensure that maximum building heights do not
7 compete with view corridors to and from The Cloisters and
8 Fort Tryon Park and Inwood Hill Parks and to allow for the
9 adaptive reuse of existing buildings for a mix of
10 commercial, retail, and community facility uses, in addition
11 to new residential development.

12 - Reduce the maximum building height allowed for
13 new construction in the Commercial U to avoid competing with
14 view corridors in the Cloisters and to relate more
15 sympathetically to existing buildings.

16 - Reduce the height of buildings in the Upland
17 Wedge between 10 to 12 stories with exceptions of buildings
18 along Broadway between 215th and 218th Street where the
19 maximum building height should be limited to eight stories.

20 - Revise the zoning proposed for the Upland Wedge
21 to avoid reducing the allowable commercial FAR at 5030
22 Broadway, and making self-storage businesses nonconforming.

23 - Reduce the maximum building height of
24 construction in Tip of Manhattan and the Sherman Creeks
25 sections of the rezoning area to relate to the scale of

1 Dyckman Houses.

2 - Reduce the maximum height allowed for new
3 construction in the Upland Wedge, Upland Core, Tip of
4 Manhattan to ensure that there is no visual encroachment to
5 or from, or shadowing, the Inwood Hills or Isham Parks.

6 So that first resolve is dealing with only one of
7 the actions. That is the zoning mapped amendments. There
8 are zoning -- just to go to through the first page -- there
9 are Zoning Map Amendments. There are Zoning Text
10 Amendments. That also include establishing the Special Zone
11 District. There's site disposition authority. There's site
12 acquisition authority, and there's designation for certain
13 sights as Urban Development Action plans.

14 Those are the five actions. So what we've talked
15 about for the last year or so is the Zoning Map Amendment
16 and we really haven't talked about the four others, so that
17 resolve deals with the Zoning Map Amendment and you will
18 hear from that in every case we are talking about, you know,
19 reducing building heights to avoid conflict of view
20 corridors and also having the new buildings that are allowed
21 and understand that a rezoning is not a development plan.
22 And we point out this rezoning includes a particular
23 development project. For the most part, it is changing the
24 law that governs what can be built where.

25 So, the Zoning Map Amendments, we are saying that,

1 you know, we don't really accept those and we want the City
2 Council and the City Planning Commission and change it and
3 change it as we've identified.

4 In addition to the modification for the Zoning Map
5 Amendments, we want the City to enact legislation that would
6 limit within the rezoning areas the size of new retail
7 establishments, with the exception of the supermarkets, to
8 approximately 3,000 square feet. That was an issue that was
9 important to both, I guess, Licensing and to the Business
10 Development Committee.

11 We do support the Text Amendment to establish a
12 Waterfront Access Plan. That's something we have been
13 talking about since Sherman Creek. For those of you who
14 remember Sherman Creek. That was probably 10 or 12 years
15 ago.

16 We support the Text Amendment to establish the
17 Special Zoning District which actually allows a lot of
18 flexibility to modify things, with the exception that any
19 modification to parking, must be subject to a
20 project-specific parking study to assess the impact of
21 reducing that.

22 We support the Zoning Text Amendment for mandatory
23 inclusionary housing on the condition that the affordable
24 housing developed must be affordable at local affordability
25 levels, and there's an entire paragraph that defines local

1 affordability. And we do that by not only citing the AMI of
2 Washington Heights and Inwood, but also the income range
3 from those residents who make 30 percent and below, and
4 that's about 28 percent of the population. To those that
5 make 100 percent AMI or more. That's about 27 percent. We
6 constantly hear "affordable to whom". It's an easy question
7 to answer by simply going to the demographic; looking at who
8 lives here, what income they make and saying okay, this is
9 the income range for which affordability in this area makes
10 sense.

11 We also point out, if you look at the lower 50
12 percent, that is where there is the greatest need. So we're
13 defining affordability, but we're also saying to air the
14 greatest need is on the lowest tier. That's not to say
15 there isn't need elsewhere. If we're prioritizing the
16 project, we're saying this is where the greatest need is.

17 What are the other critical things. We're asking
18 for HPD and the Mayor's Office to require that any
19 residential development on City-owned property is a hundred
20 percent affordable in an income range that makes sense for
21 Inwood residents.

22 Also asking for EDC, HPD and the Mayor's office to
23 require any development built under MIH to use the
24 affordability option. That requires deep affordability.

25 I will say what's interesting is I attended, some

1 of you may be aware, the SOMOS conference in Albany. At
2 that, there was a presentation by the council person
3 representing the South Bronx and the council person
4 representing the Jerome Avenue area. Each of those have
5 just gone through rezoning, and they include MIH, but they
6 include at the local person's insistence the MIH option, of
7 3 which there are three, that requires deep affordability.

8 Also one of the things that I learned in attending
9 the most recent Housing Human Services Committee meeting,
10 which was also echoed by the council is, if you have a dowel
11 under MIH that also uses HP subsidies, you're required to
12 add an additional 15 percent of the units at permanently
13 affordable, which really means 40 percent of the units have
14 to be permanently affordable. So, we're saying City-owned
15 land is to be a hundred percent affordable. MIH -- we would
16 want to see the MIH option that requires deep affordability
17 and we're saying we are encouraging the City have HPD
18 allocate subsidies to any MIH deal, so that would trigger
19 the requirement for the additional affordability.

20 What else are we saying. We support the Site
21 Disposition and Site Acquisition required to facilitate the
22 waterfront development.

23 We do not support the Site Disposition and
24 Acquisition or the UDAA and UDAAP applications to facilitate
25 the development the affordable housing.

1 Basically that is the Inwood Library project. Not
2 saying that we are for or against the project. We're saying
3 all of those actions should be evaluated separate and apart
4 from this rezoning.

5 On the other hand, we said that a year ago. You
6 probably weren't listening.

7 We're calling upon EDC and the Mayor's office to
8 engage the Landmarks Preservation Commission. We point that
9 preserving neighborhood character is not just a matter of
10 contextual zoning. It also includes historic designations.
11 This Board has been supportive of that and we have passed a
12 number of resolutions asking Landmarks to look at a number
13 of proposals -- not saying it has to do with one of them --
14 look at them seriously and pull from those and very strong
15 proposal. Although LPC has done nothing so as far as that,
16 you know, I think we want to know who are leading this
17 rezoning to engage Landmarks and have them work on that.

18 And we also want EDC and the Mayor's office and
19 Landmarks Preservation Commission to give priority attention
20 to both areas of significance of African and Native American
21 heritage. To ensure that working with DOT and others that
22 there's way-finding signage and those spaces are
23 memorialized and they have access to those spaces.

24 We want the City to engage the MTA so that, you
25 know, MTA, not the City of New York controls the capital

1 program for the subways and we've identified a number of
2 things we want to happen with that, but we want to have MTA
3 brought into this. For Sherman Creek, there was an
4 interagency task force that needed to be created. MTA needs
5 to be part of that.

6 We're looking for neighborhood-wide traffic and
7 pedestrian safety study. We're look for neighborhood-wide
8 public health and safety studies. We're asking for the City
9 specifically Department of City planning to, this year,
10 before the end of 2018 to commence the actions to start the
11 rezoning that CB12 asked them to do in 2012 and in 2016.
12 And that was a contextual rezoning of an area that's
13 basically from 181st Street to Academy, so it would overlap
14 this geographic area. And the reason that area was picked
15 is that was the area within which we were receiving
16 multiple, typically BSA applications, for buildings that
17 were two and three times the size as the regular width
18 permitted by zoning.

19 So we've pointed in the out in the resolution this
20 Inwood rezoning is not something that originated with the
21 committee, but because of that, what we did ask for a
22 contextual zoning in a different geographic area. For
23 specifics reasons, that has not been acted on but, we want
24 that to be acted on, we want the action to begin this year.

25 We are also, I think I've hit the high points. In

1 addition to all the rezoning stuff following up on the
2 advice that there are investments to be made. We have
3 listed what are now, I think 35 programs, projects and
4 initiatives that we want to see implemented as far as the
5 Inwood NYC Action Plan.

6 So, with that, Shah, have I given a sufficient
7 overview of what's in here?

8 SHAH ALLY: So, let's now -- so for everyone's
9 edification, drafts have been sent out. This is something
10 very important.

11 PUBLIC MEMBER: We can't hear you, Shah.

12 SHAH ALLY: But I can hear you. Just for
13 everyone's edification. I'm going to take some question and
14 Wayne will answer them. Or not. There is copies -- the
15 Executive Committee has a copy, members have copy of the
16 draft resolution, Board members have a copy of draft
17 resolution, I think some members of the public have a copy.
18 This is very important: It's not final. Nothing is final
19 until the Board votes on it. It's not even final once I
20 sign it. That's not even final. It's final when the Board
21 ratifies it. If you hold on to a copy a version of it and
22 you say "well, my version is different from what was
23 passed". I'm going to tell you you had a draft.

24 So, if you have it, just be careful. It happens a
25 lot. Whenever one change is made, that version that change

1 is made to has now been outdated. So just be careful about
2 that because folks will hold onto this so if you have a
3 question, ask. Okay?

4 Before we get to the questions, I would like to
5 acknowledge other members of the Executive Committee.
6 Isidro Medina who is our Second Vice Chair and also chair of
7 our Licensing Committee. And also thank you to Nancy
8 Preston for posting on Facebook: "The Licensing Committee
9 did its business in an efficient way. Less than an hour."
10 Right, so it wasn't the most articulate way -- can you
11 strike that from the record please. Work was done.

12 Anyway, Andrea Kornbluth is representing the Health
13 and Environment Committee, on behalf of Steve Simon. So
14 Andrea is here.

15 Fe Florimón, Youth and Education.

16 Natalie Espino representing Parks and Cultural
17 Affairs.

18 Yahaira Alonzo for Traffic and Transportation.

19 And equally important are the Boards Members, so
20 Board members if your name hasn't been called, tell the
21 public who you are. They deserve a round of applause. I'm
22 going to ask you to please give them a loud round of
23 applause because the Executive Members vote on this
24 resolution now, but come the general meeting on Tuesday
25 March 20th, and there are calendars with the address on it.

1 And, please, there is a hundred person capacity, so get
2 there early to get your seat. That doesn't apply for Board
3 members, but you still have to be there. Okay?

4 Come to the Board meeting on the 20th. We all have
5 the same vote. So the vote of the Chair is the vote of
6 everyone else. If you vote or don't vote, we still have one
7 vote, so, at the time the general meeting, so questions? I
8 will keep a list.

9 Pursuant to Robert's list we will keep a list. Are
10 there any questions? We will start with the Executive
11 Committee. Going to Board members. Richard Lewis.

12 RICHARD LEWIS: I'm a little concerned about the --

13 PUBLIC MEMBER: Speak in the microphone please.

14 RICHARD LEWIS: It's a great job on the reso, I
15 want to be a little clear on something, and that is in terms
16 of MWBE affordable housing developers. I want to make sure
17 that somehow we are encouraging their participation. They
18 are extremely, very small number, so.

19 WAYNE BENJAMIN: That's good enough. We will work
20 something out. I will.

21 RICHARD LEWIS: Okay, so that was an alternative.

22 SHAH ALLY: Jason Compton.

23 JASON COMPTON: Again, thank you all. This is
24 about the committee recommendations have been put in. One
25 issue came up with number nine, we were trying to help --

1 WAYNE BENJAMIN: Number nine in what?

2 JASON COMPTON: This is page eleven, number nine.
3 So the idea was we were trying to protect local businesses
4 that might be subject to demolition and construction lease
5 clauses and number nine says to enact legislation to protect
6 them. But we feel like that might be a problem because
7 these landlords -- it is a contractual agreement that they
8 sign initially, so I don't know how legal that may be. But
9 as an alternative, we would propose that possibly we can ask
10 for the apportion of City-owned land allocated for
11 businesses displaced due to --

12 WAYNE BENJAMIN: I think we asked that question.
13 Is it the land or is it the retail space in the new
14 developments, because the land would be vacant?

15 JASON COMPTON: New development, because I just
16 enacting legislation for that, I feel like is going to be
17 useless because they are on a contractual agreement when
18 they sign for these construction leases. And these
19 demolitions clauses. You know, they go to court and
20 nothing's going to happen. So I feel if the City can
21 allocate land -- I'm sorry, not land, the new developments,
22 force people that have been displaced due to the demolition
23 clauses. That might be better wording.

24 WAYNE BENJAMIN: Okay.

25 SHAH ALLY: Anyone else? So Barbara and then

1 Yahaira.

2 BARBARA FRAZIER: I just wanted to ask about the
3 issue about Holy Trinity church. I guess this would be on
4 page five, is it, or is it page four? And --

5 WAYNE BENJAMIN: You want to know what the issue
6 is?

7 BARBARA FRAZIER: Yeah. About some sort of
8 exception on the zoning, or what that was about? I'm just
9 -- please fill us in.

10 SHAH ALLY: Thank you. For the record, it is
11 Barbara Frazier.

12 WAYNE BENJAMIN: Holy Trinity Church came to the
13 Lands Committee about a year ago to introduce to us their
14 plans for doing development on property in and around there
15 and they pointed out it was going to be a long process. At
16 the last meeting the, I think, interim vigor presented and
17 also sent a letter that currently the site like the area
18 zoned R-72 which has similar residential density as R-7A,
19 but for a community facility, they were looking at it as a
20 mixed use development.

21 If everything is a blanket R-7A, the same way it is
22 a blanket R-72, that would dramatically reduce their ability
23 to have a mixed used developments. So I guess they were not
24 as involved in discussions and they were not very vocal. I
25 think they are moving at a slower pace. So the idea is to

1 blanketly apply R-7A.

2 There needs to be a further thought and further
3 discussion, you know, with them to see what their plans are
4 and what might be a more appropriate contextual zoning
5 district that would allow them to do something that is
6 mixed-use density, but would still fit in. You know we
7 talked about when Community Board 9 did its rezoning and we
8 refer to it as a patchwork quilt, because it too has a
9 blanket R-72 with a build environment that didn't match R-72
10 zoning. So they tailored the zoning to the existing build
11 forum. So on do you know suit avenue by has landmark
12 brownstones, they down-zone on Riverside Drive, which you
13 know has 12-14 story prewar buildings.

14 Basically they kept the same density and
15 contextuels. They tinkered on Broadway 145th Street, so
16 there's nothing -- nothing blanket in, in, you know, CB-9.
17 It's really tailored to the individual build forum and we
18 were seeing a little bit of that -- actually a lot more than
19 a little bit of that. I think Andrea also pointed out
20 within that area, you know, individual small private houses
21 that R-7A that would allow or even encourage much bigger
22 buildings, so maybe we want to target something in those
23 areas that is more appropriate.

24 So we're saying for Holy Trinity because we know
25 about that particular project because it was brought to our

1 attention, but we also know in terms of building forum.
2 While R-7A works for most the buildings, there are some
3 building that are -- they're not brownstones. They're good
4 size houses, and you want something that's more appropriate.

5 BARBARA FRAZIER: My issue is that that property is
6 right in the view corridor for the Cloisters. And if you --
7 if the R-7A does limit height, and if you're talking about a
8 different zoning for that particular property, I would be
9 concerned that that would somehow, especially with community
10 space involved, suddenly that you fighting against 14-15
11 stories on that.

12 WAYNE BENJAMIN: Well, not necessarily. We're not
13 endorsing any particular project. We have not been
14 presented with any project, although the church I think has
15 been very open with the community and they are, you know,
16 interested in coming back and talking to them about there.
17 Any contextual district will limit heights and I think what
18 actually might be interesting is, as I pointed out, Special
19 Zoning Districts, allow you more flexibility, like, you may
20 be able to cover more site area than normal, so I we think
21 we need to see what is they are proposing by way of
22 mixed-use development. See what that would look like in
23 terms of the bulk and height and see what is an appropriate,
24 you know, Contextual Zoning District that can accommodate
25 that and not do the kind of things that you are saying.

1 I mean it should be clear from the number of places
2 in the resolution where we are talking about protecting view
3 corridors and not obstructing views, that is something that
4 is of interest and importance to us.

5 BARBARA FRAZIER: Okay.

6 SHAH ALLY: Yahaira is next. Before -- Richard has
7 the mike and will walk the mike over, Wayne's presentation
8 of the -- Wayne's presentation of the resolution is the
9 motion to approve it. So we need a second of that motion
10 before we continue with that section.

11 JAMES BERLIN: I second the motion.

12 SHAH ALLY: For the record, that's Jim Berlin and
13 Isidro Medina. Now this will continue the discussion as on
14 that motion.

15 YAHAIIRA ALONZO: So Wayne, I wanted to see if you
16 can elaborate or make clear for me on the second whereas
17 subsection 9.

18 PUBLIC MEMBER: What page?

19 YAHAIIRA ALONZO: Second page. Second whereas,
20 Roman numeral nine and 10 and 11. It's particularly 11,
21 because it says reduce off-street parking requirements for
22 residential uses. I don't know. Can you elaborate? I
23 think parking is an issue.

24 WAYNE BENJAMIN: You will recall that when I went
25 through the be it resolved, that's one of the things that is

1 permitted or called for in this Special Zoning District.
2 We're saying we are supportive of discussions of zoning the
3 district, however, when it comes to reducing parking, we
4 want there to be a project-specific study to assess the
5 impact of that. So we're not saying out of blanket that
6 it's okay to do that.

7 YAHAIIRA ALONZO: Okay. Also did you have a chance
8 to look into like residential parking only?

9 WAYNE BENJAMIN: What does that mean?

10 YAHAIIRA ALONZO: You know, where only residents of
11 certain area or particular neighborhood can park, street
12 parking?

13 OSI KAMINER: Can I elaborate on this?

14 SHAH ALLY: For the record, it's Osi Kaminer.

15 OSI KAMINER: Osi Kaminer. So, in a section that
16 proposed to be R, R7 having residential parking only six
17 p.m. to 6:00 a.m. --

18 WAYNE BENJAMIN: On the street you're talking
19 about?

20 OSI KAMINER: Right. So we had, in 2016 I believe,
21 we had a resolution about MIH and we talked extensively
22 about parking issues. So to address that, having
23 residential parking only in the R-7 area which are not the
24 commercial overlay, will be something very helpful.

25 WAYNE BENJAMIN: I would point out that would have

1 been a great suggestion --

2 PUBLIC MEMBER: Speak up please.

3 WAYNE BENJAMIN: You're asking if I had the
4 opportunity to look into that and Land Use would not
5 necessarily be the one looking into that. We are looking to
6 the committees to feed their particular recommendations, you
7 know, into us. So in terms of traffic and transportation,
8 if that was something that was discussed on a committee and
9 forwarded as a recommendation, you know, that should've come
10 up. I mean, you can still type of it up and send it to me,
11 but no it's not something I looked for to.

12 SHAH ALLY: So in the queue we have Ayisha.

13 OSI KAMINER: Can we add it? Can we make a motion?

14 WAYNE BENJAMIN: We don't need a motion. You can
15 simply either state or quickly type up what that language is
16 and send it so we can include it.

17 YAHAIIRA ALONZO: Okay.

18 SHAH ALLY: For the record --

19 AYISHA OGLIVIE: Oh, Ayisha Oglivie, Chair of
20 Housing and Human Services.

21 First of all I want to applaud Wayne Benjamin for
22 putting together a very -- a document that I think
23 represents the spirit of definitely what comes out of the
24 Housing Human Services Committee, having all reviewed all of
25 the dimensions that fall in our purview. However, I wanted

1 to question on page number 12, where it states on line 20,
2 undertake capital improvement projects to modernize
3 electrical/gas. So basically saying the City does not make
4 capital improvements to the electrical and gas system, that
5 is Con Ed's responsibility.

6 From my understanding, there are quite a few issues
7 that Con Ed is backlogged, I would say, in addressing in our
8 community and while those matters are their responsibility,
9 where does the city's responsibility come in when they are
10 not in a timely fashion addressing those issues? And how
11 can we basically invoke that?

12 WAYNE BENJAMIN: I would point out that the next
13 line in red that says the City does not make capital
14 improvements, is actually a comment from a Board member.
15 It's actually not part of number 10. But Richard wanted to
16 say something.

17 RICHARD LEWIS: The Public Service Commission would
18 handle the enforcement of that with complaints.

19 WAYNE BENJAMIN: I mean, remember, we are here
20 saying that whether it is the City's -- whether it is
21 directly the City's responsibility or not, this is something
22 that through the office of the mayor they are promoting.
23 They are promoting both the rezoning and the action plan and
24 so the office of the Mayor has the ability to coordinate
25 with Con Ed or whoever needs to be spoken with about not

1 only planning, but implementing the projects.

2 AYISHA OGLIVIE: So can we change the language so
3 that it invokes that responsibility?

4 WAYNE BENJAMIN: What would you like it to say?

5 AYISHA OGLIVIE: Okay, first of all, it needs to
6 speak to the specifics. My understand -- I understand that
7 there was a lawsuit that was filed --

8 WAYNE BENJAMIN: Yeah, but.

9 AYISHA OGLIVIE: So that speaks to the history and
10 what the outstanding issues are, and that they should be
11 addressed in this context of this rezoning so that it's not
12 exacerbated by the rezoning.

13 WAYNE BENJAMIN: Yeah, I thought we said somewhere
14 about being able to take care of demands. We -- maybe you
15 can look into that and send me an update.

16 RICHARD LEWIS: I will.

17 SHAH ALLY: Is there anyone else?

18 SARA FISHER: Hi. On page 10, the second resolved
19 in blue. I don't know if this is included when you say
20 extended to the community entire community district as soon
21 as work in this area is completed. I don't know if I
22 understood.

23 WAYNE BENJAMIN: I'm not following where you. Page
24 10.

25 SARA FISHER: Where it says the resolved as

1 previously requested.

2 WAYNE BENJAMIN: Okay.

3 SARA FISHER: The part I don't get about the plan
4 is about the northern triangle and why you point out the
5 Dyckman houses. So I'm just I wanted to ensure when you say
6 extend the entire community district, that it would be
7 extended to include all the area of Inwood, both north --
8 very tip of Manhattan and the to the east of the Dyckman
9 houses.

10 WAYNE BENJAMIN: Well, if you look at the timing,
11 the Inwood rezoning is happening now. So that's the
12 geographic areas that's currently defined from Dyckman going
13 up. Except the resolution that we passed and then ratified
14 four years later, covers a slightly overlapping area. It
15 goes from Academy all the way down to 191st Street, and what
16 those resolutions say is and we have to remember the context
17 of this is, this is right after CB-9 completed it's rezoning
18 and Inwood, it was, you know, Community District 12 is very
19 large geographically and it would be difficult if not
20 impossible to do it all at once. So, we were specific. I
21 asked, which is what's annoying, we were specific. I asked
22 to identify the area where the rezoning should begin. As I
23 said, because of the multiple BASA applications in Inwood
24 that were from 181st to Academy, that were building two and
25 three times as much, that's how that geographic area was

1 established.

2 So we're saying now okay, you're working on Inwood
3 rezoning. We want, not sometime in the future, we want in
4 2018, for you to begin working on that and when it's
5 finished, it's not that we want to include -- extend it to
6 the rest of Inwood, we wanted to do the rest of Washington
7 Heights and that was the goal to begin with.

8 SARA FISHER: I guess my question is why didn't it
9 include certain parts of Inwood, like the properties owned
10 by the Columbia --

11 WAYNE BENJAMIN: As I said, the reason why the
12 geographic area, and folks like Jim Berlin and Anita
13 Barberis, who said the geographic area where those proposals
14 were coming in, were the geographic areas that decided we're
15 not coming in from the north or from the south. So they're
16 not coming in from that area.

17 SHAH ALLY: We have Ariel Miranda and Fern
18 Hertzberg.

19 ARIEL MIRANDA: So, yes, I'm Ariel Miranda, also a
20 member on the Housing Human Services Committee. I wanted to
21 ask a few points. I just, you know, I recently got this so,
22 I'm not aware what's on here, but I wanted today check in.
23 Is there a mention of both the Comptroller, Scott
24 Stringer's, reports for unused lands that is also mentioned
25 in here?

1 AYISHA OGLIVIE: There is a section about it.

2 WAYNE BENJAMIN: There isn't a mention of that
3 study per se. What we're saying is what we want done as
4 part of, you know, the programs projects and initiatives, we
5 want and it's about Stringer's study and I think the Borough
6 President, we want a vacant City-owned survey of properties
7 in Washington Heights and Inwood. We just don't want a
8 survey and then look to identify which sites are good
9 development sites and to target those for that are either
10 hundred residential or of mix-used developments. So there
11 is a resolve in the dealings, not just with the surveying
12 the Land, but what we do with to identify it.

13 AYISHA OGLIVIE: And that's on the bottom of page
14 eleven number 17.

15 ARIEL MIRANDA: Also just to add here, is there
16 also mention of any properties that are being managed by the
17 City? Not owned, but managed as a result of, you know, a
18 landlord.

19 WAYNE BENJAMIN: What would you like me to say
20 about that?

21 ARIEL MIRANDA: So, is there any way to ensure that
22 there is going to be a followup with regards to properties
23 that have been managed by the City but not necessarily being
24 repaired for several years, such as 21 Arden.

25 WAYNE BENJAMIN: If I'm not mistaken, hasn't CB12

1 already passed the resolution identifying those specific
2 properties? And it's in here too. So it's like Spaghetti
3 sauce; it's in there.

4 SHAH ALLY: We're up to Fern, Fern Hertzberg.

5 FERN HERTZBERG: I'm Fern Hertzberg, I'm assistant
6 Chair of the committee for the Concerns for the Aging and
7 also on Housing and Human Services. This is incredibly
8 impressive, Wayne. I have never in many many years seen a
9 reso like this. I think many of us have said it, I wanted
10 to add my words to that I only have one request because I
11 think you've covered a lot of stuff that was in Inwood
12 United, that was in the MMA proposals and so on. So the
13 only one that I have mentioned in Aging and in Housing that
14 I don't think is included, is a hundred percent universal
15 design accessibility. And I think we can just add it on
16 page 12 in item 24, where you say require all new
17 construction to include sustainable design features and
18 pursue sustainable design retrofits for existing buildings.

19 WAYNE BENJAMIN: So, universal design --

20 FERN HERTZBERG: To include it to say require all
21 new construction to include universal design and sustainable
22 design features after pursue both for retrofits as well.

23 WAYNE BENJAMIN: Okay.

24 FERN HERTZBERG: Thank you.

25 SHAH ALLY: Anyone else before we vote? All right.

1 Round of applause please for Wayne Benjamin.

2 WAYNE BENJAMIN: I would like to thanks the Land
3 Use Committee and om particular Andrea, who is here, and
4 Steve who isn't here and Vivian who is isn't here, and the
5 committee Chairs who provided this because, as I said, it
6 began as a Land Use Committee drafted resolution, but then
7 the other committees added their points of concern and
8 interest so this can address everything that we think is
9 important.

10 It is -- I was in a meeting yesterday and someone
11 pointed out that some of these rezonings are really once in
12 a generation opportunity to have this kind of impact. So we
13 do need to be able to say a range of things and to cover the
14 waterfront in an intelligent way that isn't just throwing in
15 the kitchen sink but saying, you know, community and
16 economic development means a range of things and here are
17 hear our comments on those range of things.

18 SHAH ALLY: All right, so to move the agenda along,
19 and so folks if you were here for the vote and you want to
20 move on with your night, we will take the vote now and then
21 we'll continue with the Executive Committee's Business. But
22 I would encourage everyone to stay. The Executive
23 Committee's business can be exciting. You'll know how we
24 set an agenda and why we picked the 20th and not the 21st.
25 And of course, we always the love the question of "did you

1 ever consider this". This is when we consider those things.

2 So the motion on the floor is to accept the
3 resolution as explained as amended and the amendments were
4 discussed by Wayne, it was seconded Isidro Medina and Jim
5 Berlin.

6 WAYNE BENJAMIN: Quick question. Who has the
7 executive committees sign-in sheet?

8 SHAH ALLY: I do. I will call it. There's folks
9 who are representing different committees who are not listed
10 here. So we will do a roll call for the Executive Committee
11 and we will take a show of hands with Board members in the
12 room.

13 First, Richard Lewis.

14 RICHARD LEWIS: Yes.

15 SHAH ALLY: It goes out of line, so pay attention.
16 Stay on your feet, it could be anyone.

17 Isidro Medina.

18 ISIDRO MEDINA: Yes.

19 SHAH ALLY: Jason Compton.

20 JASON COMPTON: Yes.

21 SHAH ALLY: Mitchell Glenn.

22 MITCHELL GLENN: Yes.

23 SHAH ALLY: Betty Lehmann.

24 ELIZABETH LEHMANN: Yes.

25 SHAH ALLY: Jim Berlin.

1 JAMES BERLIN: Technically I don't get to vote.
2 SHAH ALLY: Okay. Richard Allman.
3 RICHARD ALLMAN: Yes.
4 SHAH ALLY: Now on to the Committees. Yahaira
5 Alonzo, representing Traffic and Transportation.
6 YAHAIRA ALONZO: Yes.
7 SHAH ALLY: Fern Hertzberg, representing Concerns
8 with Aging.
9 FERN HERTZBERG: Yes.
10 SHAH ALLY: Wayne Benjamin.
11 WAYNE BENJAMIN: Yes.
12 SHAH ALLY: Fe Florimón -- I'm sorry, Wayne
13 Benjamin representing Land Use.
14 Fe Florimón representing Youth and Education.
15 FE FLORIMÓN: Yes.
16 SHAH ALLY: We heard from Richard Lewis. Richard
17 is also with Public Safety.
18 Natalie Espino for Parks and Culture Affairs.
19 NATALIE ESPINO: Yes.
20 SHAH ALLY: Isidro Medina already voted. He's with
21 Licensing.
22 Ayisha Oglivie for Housing.
23 AYISHA OGLIVIE: Yes.
24 SHAH ALLY: Jason voted. He is with Business
25 Development.

1 Andrea Kornbluth for Health and Environment.

2 ANDREA KORNBLUTH: Yes.

3 SHAH ALLY: And as Chair, I vote yes as well.

4 Board members in the room, by a show of hands,
5 those in favor.

6 BARBARA FRAZIER: Maybe we should stand up.

7 SHAH ALLY: I have 10. Nine. Nine in favor.

8 Board members not in favor. Wait a minute, I'm not
9 done yet. Any opposed on that? Any exception? No.

10 All right, so the motion passes unanimously.

11 So what we have now for the first time in this
12 process, now we have a committee resolution. As amended, it
13 will be presented at the General Meeting on March 20th.
14 Please get a calendar. It is a venue that is a -- it's a
15 venue in Inwood. It's accessible, it has AV, it has
16 everything you need, except it has a capacity. And we try
17 very hard to hit every point, and nothing's perfect. So I
18 would recommend to see this play-out, you get there early.
19 There will be a public speaker sign-in sheet. On that day,
20 we will have consideration for opening up a little bit more
21 so folks can speak. Get there early.

22 So this resolution now will move to the general
23 meeting. It could still be modified in the general meeting
24 in the same process we have now. There will be a vote.
25 That's when we will have an official vote.

1 Okay, so with that being said, we're going to move
2 on with the agenda. So those have to continue with their
3 night and wish to leave. Have a good night.

4 Ayisha?

5 AYISHA OGLIVIE: I want to make a suggestion that a
6 link to the PDF of this resolution be posted on our Facebook
7 so the community members who are not here are informed.

8 SHAH ALLY: We will, especially for Board members,
9 they will be voting on this and we'll discuss what, since
10 it's still in a draft form --

11 AYISHA OGLIVIE: Yeah. Mention it's in draft form
12 but at least the community has access to it.

13 SHAH ALLY: Okay. All right, we're going to give
14 60 seconds for folks and then we're going to get back to our
15 meeting.

16 (Whereupon, a short break was taken)

17 SHAH ALLY: All right, folks, we are not done yet.
18 I would say maybe another half an hour to go.

19 Okay, folks, we're going to continue. If you wish
20 to continue the conversation, I know something, you know, we
21 took a vote and something, you know, big happened tonight,
22 so you don't have to leave, if we can just have a little bit
23 of the side conversations could go off to the side. We'll
24 continue our agenda so that the Executive, I think, you
25 know, the Board members can move on with their night as

1 well.

2 So the Chair's Report included the discussion on
3 the Inwood rezoning. So now I will consider that Chair's
4 Report. I will say that for anyone remaining in the room,
5 today was a Borough Board and one of the interesting things
6 about Borough Board and the Borough President is advocating
7 for increased funding for community boards. Currently we
8 have an operating budget of 233,000. The increased ask is
9 400,000. Maybe with that increased ask we'll have two
10 microphones so that we don't have to shuffle back and forth.
11 So, members of the public, if you can help us out and ask
12 for that increase. Or Richard will pass his hat.

13 This will constitute my Chair's Report. I'm going
14 to move to Ebenezer and the District's Manager's report.
15 Unless there's something that needs to be said by the
16 Secretary of Treasury's report, I'm going to move to
17 Committee reports that have resolutions that would be
18 Business Development, Public Safety, Licensing. And we'll
19 review the calendars and then we'll call it an evening.

20 (Break in testimony)

21 So before we go off the record, I don't need the
22 transcription for the remaining of this meeting, but before
23 we go off the record, and we have minutes as well as the
24 transcription, Jim Berlin brought it to my attention --
25 where is Jim? Jim Berlin did not vote as a Parliamentarian,

1 but he can certainly vote as a Board member.

2 So his vote would have been yes; is that correct

3 Jim?

4 JAMES BERLIN: Yes.

5 SHAH ALLY: Yes, so it's 10 Board members in favor,

6 so that number should change from nine to 10. So our

7 minutes are clear and the record is clear.

8 (Whereupon, the meeting was concluded)

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COMMUNITY BOARD 12, MANHATTAN
Executive Committee Meeting
530 West 166th Street, 2nd floor New York, New York

March 15, 2018
Executive Committee
DRAFT MINUTES

Executive Committee Members Present: S. Ally (Chair); R. Lewis (1st Vice Chair); I. Medina (2nd Vice Chair & Chair, Licensing); M. Glenn (Secretary); B. Lehmann (Asst. Secretary); J. Compton, (Treasurer); R. Allman, (Chair, LGBT and By-Laws Task Forces); Y Alonzo, (Chair, Traffic & Transportation); Wayne Benjamin (Chair, Land Use Committee); Natalie Espino (Asst. Chair, Parks and Cultural Affairs) Fe Florimon, (Chair, Youth & Education); Fern Hertzberg (Asst. Chair, Committee for the Concerns for the Aging); A. Ogilvie, (Chair, Housing & Human Services); James Berlin (Parliamentarian)

Executive Committee Members Absent: M. Anderson (Chair, Aging Committee); E. Lorris Ritter (Chair, Parks & Cultural Affairs)

Executive Committee Members Excused: Steve Simon, (Chair, Health & Environment)

Land Use Committee Members Present Wayne Benjamin, Chair, Andrea Kornbluth (Asst. Chair), Anita Barberis, Osi Kaminer, Angelina Ramirez, Jonathan Reyes, Christopher Ventura

Other Board Members Present: Mary O'Shaughnessy, Sara Fisher, Barbara Frazier, Gerard Dengel,

Staff: Ebenezer Smith, District Manager

Meeting was called to order by Chairman Ally at 7:08 pm.

Chair Ally's introduction:

- Translation services are available.
- A transcript of the meeting is being prepared and will be available on the CB 12 website.
- The rules of the Executive Committee were explained.
- He introduced the members of the Executive Committee and the members of the Land Use Committee.
- He thanked the Land Use Committee for their hard work on the Inwood Rezoning project.
- He thanked all who had presented from the public in all previous meetings.

Resolution on Inwood Rezoning Application: Presented by Wayne Benjamin:

- The ULURP application and the Draft EIS were released at the same time for review but are on different clocks. The response to the ULURP application is due on March 25th or 26th. The Draft DEIS application is subject to a public hearing that will be called by DCP once the ULURP application reaches it. It is anticipated that there will be a public hearing in early to mid-May.
- This Resolution is focused on the five actions that are part of the ULURP application.
- In April CB 12 will consider a separate Resolution in response to the Draft EIS Statement.
- This Resolution has input from Health & Environment, Housing & Human Services, Business Development, Licensing and Youth & Education Committees.
- This Resolution also addresses programs, probabilities and initiatives that we want the City to focus on in the next 10 years such as affordable housing, job training, etc.

- There are (4) ways to respond: Approve it; Approve it with conditions; Disapprove it; Disapprove it with conditions.
- There was a discussion about the first Resolve: the Zoning Plan Amendment. CB 12 is asking for the City Council and the City Planning Commission to change the law as to what can be built where and to limit the size of new retail establishments with the exception of new supermarkets.
- We support the following Test Amendments: Waterfront Access; Special Zoning District; Mandatory Inclusionary Housing (based of Washington Heights & Inwood). Site Disposition and Site Acquisition or the UDAA/ ADAA Applications;
- The Inwood Library Projects should be considered separately.
- Landmarks Preservation and the Mayor's office should give priority to the African and Native American burial grounds.
- The MTA needs to be brought in where transportation is concerned.
- We want a neighborhood traffic and pedestrian safety study.
- We are asking DCP to begin the contextual rezoning of the area from 181st to Academy Street that has been requested since 2012.

Q & A & Comments:

Richard Lewis: We need to encourage MWBE affordable housing developers to participate.

WB: We will work something out.

Jason Compton: Page 11 number 9 – The City should allocate locations for business owners that have been displaced due to demolition.

Barbara Frazier: Can you clarify the zoning around Holy Trinity Church?

WB: We need to see what the Church is proposing in terms of mixed use development. Size and height will matter.

Yahira Alonzo: Can you clarify the second resolve, number 9, 10 7 11 where parking is addressed?

WB: We want a project-specific study to assess the impact of reducing parking.

Osi Kaminer: Questioned the restrictions on residential parking.

WB: **Prepare and submit a recommendation to be incorporated in CB 12's response**

Ayisha Ogilvie: Questioned who is responsible for capital improvements to the electrical and gas systems. WB: The Mayor's Office and Con Ed.

Sara Fisher: Questioned the rezoning boundaries

Ariel Miranda: Questioned whether the Comptroller's study about vacant properties has been taken into account. WB: We want a vacant city-owned property study of Washington Heights & Inwood.

Fern Hertzberg: We want to ensure that 100% universal design accessibility is included on page 12, item 24. WB: We will include it.

Motion to Accept the Resolution: Wayne Benjamin. Seconded: James Berlin

Executive Committee Vote: 10-0-0-0. The Resolution will be presented at the March 20th General Meeting.

Chair's Report: Shah Ally reported the following:

- He attended the Borough Board meeting. The Borough President is requesting additional funding for Community Boards from \$233,000 to \$400,000.

District Manager's Report:

- The water vendor and stamp machine issues have been resolved.
- There will be a public hearing on 4452 Broadway.
- The next General Meeting will take place at the Campbell Sports Center on March 20th.

Secretary's Report: No report at this time.

Treasurer's Report: No report at this time.

Business Development: Chair, Jason Compton reported:

- The Committee passed a Resolution supporting an arbitration process between landowners and real estate companies. The Resolution will go before the full Board on March 20th.

Public Safety: Chair, Richard Lewis reported:

- The Committee passed a Resolution urging support for the March 24th March on gun control/

Licensing Committee: Chair, Isidro Medina, reported the following:

- A total of 10 applications were submitted; 3 were withdrawn due to the owner not being present or the application being incomplete.

Health & Environment Committee: No report at this time.

Traffic & Transportation: Chair Yahira Alonzo: Refer to the Minutes.

Parks & Cultural Affairs: Asst. Chair Natalie Espino: Refer to the Minutes. The Uniform Services will be at the next meeting.

Committee for the Concerns of the Aging: Asst Chair Fern Hertzberg, reported that the March meeting was held at the Dyckman Senior Center and was well attended.

Youth & Education: Chair, Fe Florimon: Refer to the Minutes.

Housing & Human Services: Chair, Ayisha Ogilvie: Refer to the Minutes.

Announcements;

Chair, Shah Ally announced

- The next CB 12 General Meetings will take place on April 24th & May 22nd.
- The next Executive Committee meeting will take place on April 16th.

Motion to Adjourn: Richard Lewis. Seconded: Jason Compton

The Meeting Adjourned at 8:26 pm.

Respectfully submitted: Elizabeth (Betty) Lehmann
Assistant Secretary
April 16, 2018