

## Land Use Committee - Meeting Minutes

January 4, 2012

### Committee Members Present

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
James Berlin  
Richard Allman  
Isaiah Bing  
Tamara Rivera  
Steve Simon  
Leandro Hidalgo

### Committee Members Absent

### Board Members Present

### Public Member

Vivian Ducat

Guests: Rita Gorman, Bill Wagner, Sandra Garcia – Manhattan Times, Erika Lindsey – MBPO, Paul Goldford

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1. The meeting was called to order at 7:10 PM.
2. Land Use Chair Wayne Benjamin welcomed committee members and guests. He stated that the discussion with Edwin Marshall of the Green Zone Text Amendment (the “Amendment”) proposed by the Department of City Planning (DCP) has been rescheduled to the February meeting of the Land Use Committee (“Land Use” or the “Committee”) since Mr. Marshall is ill and was not able to arrange for a DCP colleague to attend in his place. He also stated that the community board has until February 21<sup>st</sup> to provide comments to DCP, so if we are unable to get an extension until the end of February to allow time for the full Board to consider any resolution that Land Use may pass in February, the Executive Committee will need to act on behalf of the Board. The Committee briefly discussed the Amendment, which is intended to remove zoning obstacles to sustainable construction and retrofitting of buildings, and expressed general support for its intent. Questions were raised with respect to roof-top wind turbines and greenhouses on residential structures that Mr. Marshall will be requested to discuss in February. Wayne also noted that the update by our Planning Fellow, Caroline Massa, should have been listed on the agenda as “to be confirmed”; Ms. Massa is out of town.
3. The Committee discussed the relocation of the Washington Station Post Office. Wayne stated that on December 9<sup>th</sup> the community board office received notification from the United States Postal Service (“USPS”) that two locations have been formally considered for the relocation of the Washington Station Post Office and that one, 516-518 West 181<sup>st</sup> Street, has been identified as the preferred location. The community board was given 30 days, i.e.: until January 9, 2012, to provide comments on the preferred location. Since the deadline for comments is before the January 2012 Executive Committee and General Board meetings, Board Chair Pamela Palanque-North requested that he and First Vice Chair George Fernandez take responsibility for summarizing any comments on the proposed location. District Manager Ebenezer Smith was requested to circulate an email to all board

members requesting that they forward any comments directly to the Land Use Chair. Wayne reviewed a list of initial 12 comments that he drafted in preparation for tonight's meeting and an additional comment from a community resident that was forwarded by the community board office. After discussions three additional comments were added. The full list of comments is as follows:

- Although USPS still refers to the facility as the Washington Bridge Station it was renamed or co-named in honor and memory of Sgt. Raiyan Tejada Post Office. The Tejada name and identity must remain and be prominently displayed.
- The existing storefront space must be thoroughly renovated to create a first-class retail post office facility.
- The renovation of the facility must provide employment opportunities for local residents and contracting opportunities for minority- and women-owned businesses.
- Prevailing wage rates should apply to the renovation of the facility.
- CB12M must be kept informed as to the progress of the renovation for the new facility and its anticipated opening date.
- The design of and construction for the new facility should consider and include sustainable materials, equipment, systems and practices.
- The design for the new facility must provide adequate space for people to stand in line for the service windows without blocking or interfering with people who may want to use automated self-service machines, go to the mail drop, access post office boxes, use the convenience counters, etc.
- The renovated facility must be fully ADA-compliant, including but not limited to door widths, the slope of any ramp at the entrance threshold or elsewhere in the facility, the width of circulation areas, the provision of an ADA-compliant service window and an accessible mail drop.
- The existing postal facility must remain in operation until such time as the new facility is open for business.
- With respect to operations, at any time that there is only one service window staffed, it must be the ADA-compliant window.
- With respect to operations, consideration should be given to better accommodating the elderly.
- The exterior of the facility should be well illuminated in the evening and at night to enhance visibility and safety on the street.
- Automated self-service postage machines should be provided.
- A mail box should be located outside of the new postal facility.
- The new facility should offer post office boxes for rent.
- The new facility should have a CCTV security system.

The list of comments will be provided to Dr. North to include in a letter to USPS. The full Board will be asked to affirm the comments at the January Board meeting.

4. There was a general discussion concerning the status of Quadriad proposed project and the approval process (ULURP) to that would be required to implement a the zoning change necessary to permit it to be constructed.
5. The meeting adjourned at 8:15 PM.

Respectfully submitted by Wayne A. Benjamin

## Land Use Committee - Meeting Minutes

February 1, 2012

### Committee Members Present

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
James Berlin  
Isaiah Bing  
Tamara Rivera  
Steve Simon  
Leandro Hidalgo

### Committee Members Absent

Richard Allman

### Board Members Present

Cheryl Pahaham  
George Fernandez  
Elizabeth Lehman  
Fe Floriman  
Richard Lewis

### Public Member

Vivian Ducat

**Guests:** Julian Malloy-PANY/NJ, Bob Durando-PANY/NJ, Ken Sagrestano-GWB, Stephen McBride-GWB, Doug Slayton-PANY/NJ, Gail Addiss, Hannah Weinstock, Katherine Bornschlegel, Margaret Morrissey, Rita Gorman, Sandra Garcia-Manhattan Times, Nina Rappaport, Edwin Marshall-DCP-Manhattan

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1. The meeting was called to order at 7:10 PM. Land Use Chair Wayne Benjamin welcomed committee members and guests
  2. Edwin Marshall of the Department of City Planning (DCP) discussed the Zone Green Text Amendment (the "Text Amendment") proposed by the DCP. Mr. Marshall stated that the Text Amendment is intended to remove zoning obstacles to implementing green, sustainable approaches to new construction and to retrofitting existing buildings and distributed a hand-out which summarized the Text Amendment. In the hand out it is stated that buildings can be designed to save money for owners and tenants, provide a healthier environment, reduce the burden on city infrastructure, and support our ecology but green building features are sometimes discouraged or even prohibited by the existing New York City Zoning Resolution. It is also stated that the Text Amendment will help to bring our buildings into the 21<sup>st</sup> Century by allowing:
    - i) existing buildings to add exterior within the property line while exempting it from FAR calculations;
    - ii) new buildings whose walls are substantially more energy efficient than required by code to exempt up to eight inches of wall thickness from FAR calculations;
    - iii) sun control devices and awnings to project 2'6" over open areas required by zoning;
    - iv) solar panels anywhere on flat roofs below the parapet and flat mounted on sloping roofs; low-lying features such as green roofs, recreational decks and skylights anywhere below the parapet;
    - v) rooftop green houses used for local food production and educational purposes and not to exceeding 25 feet in height on non-residential buildings to be exempt from FAR calculations; and
    - vi) wind turbines on buildings taller than 100 feet to rise up to 55 feet above the roof (alternatively half the maximum building height on buildings less than 100 feet tall), provided that they are not visible from the street.

Mr. Marshall addressed two questions raised by the Committee in the course of its discussion of the Text Amendment at its January meeting – “Why are residential buildings excluded from the green house provisions of the Text Amendment” and “How does the Text Amendment address matters pertaining to visual, noise, vibration and related impacts associated with mounting wind turbines on the roof tops of buildings?” With regard to the greenhouses, Edwin stated that the Text Amendment allows greenhouses used for commercial and educational purposes to be exempted from FAR calculations and DCP’s concern with respect to residential buildings is that the greenhouses will be illegally converted to residential use. With regard to wind turbines, Edwin stated that that the Department of Buildings (DOB), not DCP, has jurisdiction for the engineering aspects of installing the wind turbines and that in order to obtain a permit, property owners must satisfy DOB that the proposed installation meets its standards. He further reiterated that the wind turbine cannot be visible from the street.

Discussion of the Text Amendment also encompassed the DCP approval process, installation of wind turbines on old buildings, on landmarked buildings and on buildings in historic districts, DOB inspection of installations, and major capital improvement (MCI) rent increases that may be triggered by installation of wind turbines. The approval process envisioned in the Text Amendment is a Certification, which only requires approval by DCP’s Chair. The Committee suggested changing the approval process to an Authorization, which affords community boards and the Borough President’s office a 45 day review period. The Committee also suggested removing residential buildings from the provisions of the Text Amendment pertaining to wind turbines until such time as DOB has fully review the concerns raised with respect to installations on existing buildings and established engineering and inspections standards these installations. The Committee further suggested that DCP coordinate with New York State Housing and Community Renewal (“HCR”), which includes the former Division of Housing and Community Renewal (“DHCR”) to establish rules and guidelines to prevent landlords who install wind turbines or other measures made possible by the Text Amendment from unduly implementing major capital improvement (MCI) rent increases and prohibiting MCI rent increases if public subsidies or other incentives are used to fund the installations. .

The Committee reviewed and discussed the resolution drafted by Manhattan Community Board 10 concerning the Text Amendment and concluded that it was in general agreement with the resolution.

After further discussion a motion was made (A. Barberis) and seconded (O. Bing) supporting the Text Amendment provided that the provisions related to installing wind turbines on residential buildings are removed pending further study by DOB on the engineering requirements for these installation, especially on existing older buildings; the approval process be changed from a Certification to an Authorization and DCP coordinates with HCR to ensure that guidelines are established to prevent property owners form unduly implementing MCI rent increases. The resolution passed on the following votes.

**LU Members: 6-0-2; Other Bd. Members: 1-0-4; Members of the Public: 5-0-8**

3. Representatives of the Port Authority of New York and New Jersey (“PANYNJ”) and the developer (the “Developer”) selected by PANYNJ for the George Washington Bridge Redevelopment Project (the “Project”) made a presentation to the Land Use Committee (“Land Use” or the “Committee”) on the Project. The representatives had two PowerPoint presentations available – one on traffic and related matters and one on broader design and development issues. Chair Benjamin explained to the representatives of PANYNJ and the Developer that Land Use is interested in the urban design, planning and historic preservation aspects of the Project.

Doug Slaten, representing the Developer, took the lead in making the presentation. He stated that the Project will highlight not obscure the bus station’s existing architecture, including the distinctive roof and superstructure. He also stated that PANYNJ has consulted with the Landmarks Preservation Commission, which is satisfied that the Project will not make any inappropriate changes to the station, and that PANYNJ also plans to have a preservation advisory committee. The further stated that the Project’s design will enhance the streetscape, adding new glass storefronts that will bring light and visual appeal to the pedestrian environment. A new state-of-the art bus terminal will be created under the existing roof canopy and the bus deck will be ADA compliant (the current bus deck is not). The Project will increase the station’s retail space by 400%. Leases have already been signed with a supermarket, a fitness club and a chain restaurant. The Project is expected to generate 530 construction jobs and 746 permanent jobs. The Project has a 17% MBE participation goal; PANYNJ is responsible for monitoring the developer’s compliance with MBE participation goals. The general contractor is Skanska. The total project budget is approximately \$180 million.

PANYNJ and the developers were asked to further discuss the utility/infrastructure needs of the project, the expansion of mass transit options at the station, the use of clean and sustainable energy, opportunities for local arts to exhibit on interior wall in the redeveloped station, further enhancing the streetscape at Fort Washington Avenue and Wadsworth Avenue and local employment opportunities and the types of retail tenants envisioned.

After further discussion a motion was made (A. Barberis) and seconded (S. Simon) in support of the George Washington Bridge Redevelopment Project provided that the PANYNJ and the Developer further improve and enliven the streetscape between West 178th and West 179th Street along Fort Washington Avenue and Wadsworth Avenues, create opportunities for local artists to exhibit work on interior wall space in the redeveloped bus station, and provided that PANYNJ study and consider opportunities to expand mass transit service at the bus station. The resolution passed based on the following votes.

**LU Members: 7-0-0; Other Bd. Members: 2-0-1; Members of the Public: 2-0-0**

4. The Committee discussed the application seeking certification of preliminary eligibility for benefits under the 421-a real estate tax abatement program that was submitted in December 2011 to the NYC Department of Housing Preservation and Development (HPD) for 29 Overlook Terrace / 524 Fort Washington Avenue. Chair Benjamin reviewed key aspects of the application and a draft of a resolution opposing the application. He noted that community boards do not have a role in reviewing and approving 421-a applications, HPD has sole jurisdiction, but that does not prevent CB12-M from expressing an opinion on the

application and the project to HPD, the elected officials who represent Washington Heights and Inwood and the developers. He also stated that the proposed project, at 23 stories, is dramatically out of context with its surroundings, and that, with rents ranging from \$1,800 per month to over \$5,000 per month, is unaffordable to the vast majority of local residents. The Committee discussed the cited date of the project's construction start, the status of construction activities, the requirements of the 421-a program and the project's building permit. The application indicates November 2007 as the date when construction of the foundations for the project began in earnest. A 2007 construction start would exempt the project from having to provide any affordable units as the reforms to the 421-a program that requires any project in Manhattan that receives benefits from the program to contain 20% affordable units were not in place at that time. The Committee noted that building department permits expire so any permit issued in 2007 is no longer valid. It was not clear to the Committee, from the materials included in the application, if the DOB permit issued in late 2011 was revoked or is still valid. The Committee questioned, given the limited progress made with advancing construction activities at the site, in particular foundation work, if it was legitimate to claim November 2007 as the construction commencement date. The Committee questioned for what market the project was being constructed and how many individuals and households in that market currently live in Washington Heights and Inwood.

After further discussion a motion was made (S. Simon) and seconded (A. Barberis) opposing the 421-a application submitted to HPD for the 29 Overlook Terrace / 524 Fort Washington Avenue project, calling upon the elected officials who represent Washington Heights and Inwood to support CB12-M on this matter and upon the developers to completely reconsider the design and affordability levels of the Project. The resolution passed based on the following votes.

**LU Members: 7-0-0; Other Bd. Members: 3-0-0; Members of the Public: 4-0-0**

5. The meeting adjourned at 10:00 PM.

Respectfully submitted by Wayne A. Benjamin.

## Land Use Committee - Meeting Minutes

March 14, 2012

### Committee Members Present

Wayne Benjamin, Chair  
Anita Barberis, Asst. Chair  
Richard Allman  
James Berlin  
Isaiah Bing  
Steve Simon

### Committee Members Absent

Leandro Hidalgo  
Tamara Rivera

### Board Members Present

### Public Member Present

### Public Member Absent

Vivian Ducat

**Guests:** Rita Gorman – Northern Manhattan Neighborhood Coalition, Pat Courtney – Volunteers for Isham Park, Alison Boles, Katherine O’Sullivan, Jeff Dugan, Lethy Liriano – The Washington Heights Arts Movement, Maria Cordero

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1. The meeting was called to order at 7:10 PM. Land Use Chair Wayne Benjamin welcomed committee members and guests.
2. Pat Courtney of the Volunteers for Isham Park made a presentation to the Land Use Committee (“Land Use” or the “Committee”) on the study undertaken as part of the Historic Districts Council (“HDC”)’s “Six to Celebrate” program to identify potential historic districts in Inwood. Pat provided a brief overview of the presentation made to the Committee in November 2011 and stated that a meeting is scheduled with the Landmarks Preservation Commission (LPC) on March 23<sup>rd</sup>. The presentation included an overview of the built history of Inwood, including the creation of Isham Park and the residential buildings surrounding the park, further documentation of the area east of Broadway, and updates since the November 2011 presentation, such as the restoration of the cornice of an Art Deco building, fire damage to a two-story commercial building and the demolition of a row of single-story retail structures. Mr. Benjamin suggested that the Committee be provided with more information on sites where demolition has occurred or where it appears that demolition is about to occur so that the Committee can craft a resolution to the attention of the appropriate City-agencies and elected officials addressing concerns about the scale and character to new development. Pat also discussed the impact of the recent removal of dead and decaying trees in Isham Park by the Parks Department on the opening of view corridors, the Hearst House and options for its reuse, and next steps in identifying potential historic districts for LPC’s consideration. The Committee was advised that HDC’s support of the Inwood study ended in January 2012 but HDC has agreed to continue to work with local stakeholders to advance the study.
3. Planning Fellow Caroline Massa updated the Committee on the work she has undertaken to begin to the process of determining which contextual zoning districts may be appropriate for Washington Heights and Inwood. In her presentation Caroline discussed contextual zoning, inclusionary housing, quality housing zoning, historic preservation, transit oriented development and special zoning districts. Caroline was asked how, in the process of determining contextual zoning districts, she was distinguishing between building height and the

number of stories in a building, since the older building in the community have higher floor-to-ceiling heights than newer buildings and therefore the height of existing building may prove to be a better measure of what is contextual than the number of stories. She was also asked to consider examining what is different in terms of built form in the community, as it may be less work than examining what is the same and to further review the Soft Sites Analysis prepared by a prior planning fellow to help refine and focus her work.

4. The Committee also briefly discussed the status of Quadriad's development proposal (the Committee has received no new information), Columbia University's presentation to Land Use on the new building it proposes to construct on Haven Avenue (subsequent to the meeting the District Manager advised that a presentation will be made at the April Land Use meeting) and HPD's response to CB12-M's request for information on the status of its review of the 41a application submitted for the Fort Washington / Overlook site (subsequent to the meeting the District Manager advised that per HPD the application submitted was incomplete but can be resubmitted).
5. The meeting adjourned at 9:20 PM.

Respectfully submitted by Wayne A. Benjamin.

## Land Use Committee - Meeting Minutes

April 4, 2012

### Committee Members Present

Wayne Benjamin, Chair  
Richard Allman  
James Berlin  
Steve Simon  
Leandro Hidalgo

### Committee Members Absent

Anita Barberis, Asst. Chair  
Tamara Rivera  
Isaiah Bing

### Board Members Present

Harlan Pruden  
Elizabeth Lehman

### Public Member Present

Vivian Ducat

**Guests:** William E. Lenihan, Jr., Jillian Kumagai – Columbia Daily Spectator, Douglas Kessel – Columbia Spectator, Pat Courtney – Volunteers for Isham Park, Stephen Wilkusal – Volunteers for Isham Park, Patrick Burke – Columbia University Medical Center, Alison Boles – Volunteers for Isham Park, A. Ramirez, Sandra Harris – Columbia University Medical Center

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1. The meeting was called to order at 7:25 PM. Land Use Chair Wayne Benjamin welcomed committee members and guests. He stated that the NYC Department of City Planning (“DCP”) is proposing revisions to the City’s waterfront zoning and revitalization program and that representatives of DCP will be invited to the May Land Use Committee (“Land Use” or the “Committee”) meeting to discuss the proposed revisions.
2. Sandra Harris of Columbia University Medical Center (“CUMC”) began the presentation of CUMC’s new Medical Education building (the “Project”), which is to be built on Haven Avenue at 171<sup>st</sup> Street, near the residential buildings known as Towers Two and Three. She stated the CUMC received a generous donation for the Project from a faculty member, and that, while 100% of the funds have not been secured, they are at a point where the Project can be discussed publically. She then introduced Patrick Burke, Executive Director and Assistant Vice President of CUMC Facilities Department who continued the presentation.

Mr. Burke stated that the Project will be constructed on a CUMC-owned site that consists of a vacant lot and a partially occupied vacant residential building (106 Haven Avenue). He stated that residents of the building included CUMC-affiliated students and faculty as well as office space. All residents and offices have been relocated. Mr. Burke further stated that the Project will be a 100,000 SF, the height of the building is approximately 223Ft. up to the mechanical and 14 stories above ground level. LEED-certified, graduate education facility that will serve MD and PhD students. It will contain class rooms an auditorium, large teaching spaces, outdoor terraces and courtyards and a state-of-the art medical simulation facility that will replicate clinical, operating room and other real-world medical facility environments. Total construction costs are estimated at \$68 million. He also stated that the donor for the Project is the same as the donor for Barnard College’s Diana Center, the design of the Project was the subject of a design competition, CUMC has not constructed new educational facilities in about 30 years and it is critical for CUMC keep pace with the quality of medical education facilities offered by other medical schools. The Committee was also informed that the courtyards between Towers One, Two and Three will be renovated as part of the Project and the Project will be open 24 hours a day, seven days a week

The Committee noted that the Project’s design seemed to have little to do with the surrounding area, that it is not contextual, and questioned the extent to which its 24/7 operation might cause disturbances to residential neighbors. Mr. Burke and Ms. Harris stated that the Project would

operate similar to the Hammer Science Building and that activity will be primarily internal. The Committee inquired about the construction duration of the Project and how construction-related impacts will be handled. Mr. Burke stated that construction duration is estimated at 42 months, construction activities will to begin before 8:00 AM, the sidewalk in front of the site will be closed during construction and 10 parking spaces will be taken out of use during construction. Ms. Harris stated that CUMC will make further presentations to Community Board 12-Manhattan ("CB12-M") on the Project's construction-related issues, fund raising must be completed before construction can begin, fund raising is expect to be complete in eight months and the Project will have a MWBE participation goal of 35%.

3. Pat Courtney, representing the Volunteers for Isham Park ("VIP"), provided the Committee with an update on VIP's activities since its presentation at the March 14th Land Use meeting and also presented, for the Committee's consideration, drafts of two letters of support that the Historic Districts Council ("HDC") recommended VIP request from CB12-M. Ms. Courtney stated that HDC facilitated a meeting on March 23<sup>rd</sup> with the NYC Landmarks Preservation Commission ("LPC") at which VIP made a presentation on its work to-date under HDC's "Six to Celebrate" initiative to explore the possibility of creating one or more historic districts in Inwood. She stated that VIP also requested that LPC evaluated for individual designation the William Hurst house, located at 530 West 215<sup>th</sup> Street, just north of the site of the former Isham residence. The Hurst House was constructed in 1912, the year that the Julia Isham made a gift of Isham Park to the City.

After further discussion a motion was made (S. Simon) and seconded (V. Ducat) recommending that CB12-M send LPC a letter in support of the work performed by VIP under HDC's "Six to Celebrate" urging LPC to further study opportunities to designate one or more historic districts in Inwood and also send LPC a letter in support of VIP's request that the William A. Hurst House be considered for designation as an individual landmark. **The resolutions passes based on the following votes. Committee: 6-0-0; Board Members: 2-0-0; Public: 6-0-0.**

The Committee continued its discussion of the Hurst House, noting that it is owned by the 7<sup>th</sup> Day Adventist Church, has been vacant for years, could be put to productive use for community benefit and could serve as an amenity to Isham Park, replacing the Isham Residence, which was one of several structures that remained on the former Isham estate after it was gifted to the City as a park until the 1940's, when they were demolished by Robert Moses. Ms. Courtney stated that the Isham residence was intended to serve as a small local history museum and an indoor gathering and resting place in the park for the community, no form of replacement has ever been made for the amenities lost with the demolition of the residence, is uniquely situated to replace and expand the functions of the lost Isham residence, and is also the only remaining historic residential home of its size and integrity in Inwood. After further discussion a motion was made (S. Simon) and seconded (R. Allman) recommending that CB12-M outreach to the 7<sup>th</sup> Day Adventist Church to begin a friendly dialogue on how we can work together to advance a project that renovates the Hurst House and put it to use for a purpose beneficial to the community. **The motion was passed based on the following votes. Committee: 6-0-0; Board Members 2-0-0; Public 5-0-0.**

4. Committee member Steve Simon asked if CB12-M has received any additional information on the status of Quadriad's development proposal. Mr. Benjamin stated that he is not aware of any updated information on the project.
5. The meeting adjourned at 8:50 PM.

Respectfully submitted by Wayne A. Benjamin.

## Land Use Committee - Meeting Minutes

May 2, 2012

### Committee Members Present

Wayne Benjamin, Chair  
Isaiah Bing  
James Berlin  
Steve Simon  
Leandro Hidalgo  
Tamara Rivera

### Committee Members Absent

Anita Barberis, Asst. Chair  
Richard Allman

### Board Members Present

Dulce Bueno  
Elizabeth Lehman  
Harlan Pruden

### Public Member Present

### Public Member Absent

Vivian Ducat

**Guests:** Jessica Fain, Planner – Department of City Planning, Mary Kimball, Planner – Department of City Planning, Rita Gorman

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1. The meeting was called to order at 7:10 PM. Land Use Chair Wayne Benjamin welcomed committee members and guests.
2. Jessica Fain and Mary Kimball of the Department of City Planning (“DCP”) presented to the Land Use committee (“Land Use” or the Committee”) DCP’s proposed 197-a Plan for revisions to New York City’s Waterfront Revitalization Program (the “Program”). The Program is a regulatory tool that guides city agency reviews of projects proposed within the City’s coastal zone (based on FEMA maps) to ensure that they promote economic, ecological and recreational vitality of New York’s waterfront. The Program was last updated in 2002 and consists of 10 policy areas: 1) Residential and Commercial Development; 2) Maritime and Industrial Development; 3) Use of the Waterways; 4) Ecological Resources; 5) Water Quality; 6) Flooding and Erosion; 7) Hazardous Materials; 8) Public Access; 9) Visual Quality; and 10) Historic, Archeological and Cultural Resources. Revisions to the Program are proposed in order to advance the goals and priorities of Vision 2020, the comprehensive 10-year waterfront plan issued by DCP in 2011.

Ms. Fain and Ms. Kimball stated that the Program’s 10 policy areas be retained but the policies will be updated and modified. Among the notable modifications to the Program are: 1) a better description of its purpose, intent and structure; 2) requiring projects to examine the risks of climate change based on sea level rise projections, 3) designation of an Ecologically Significant Maritime and Industrial area along the West shore of Staten Island; 4) designation and mapping of a new category of ecologically significant site called Recognized Ecological Complexes in which ecological restoration is prioritized; 5) prioritizing economically viable Maritime uses; 6) promoting in-water recreation; 7) designating new Priority Marine Activity Zones that promote maintenance of shoreline infrastructure necessary for waterborne transportation such as piers; 8) promoting the design of piers to accommodate a range of vessels from kayaks to tug boats to historic tall ships; 9) requiring projects to examine the storage of materials that may pose a public health hazard in the event of flooding to storm surge; 10) requiring waterfront public spaces to be reviewed against best practice design principles; and 11) encouraging publically-funded waterfront development to provide waterfront access where safe and feasible.

In Washington Heights and Inwood the Program identifies Dyckman Marina as a Priority Marine Activity Zone and also identifies Fort Washington Park, Fort Tryon Park, Inwood Hill Park, Highbridge Park, and Sherman Creek as Recognized Ecological Complexes. The Committee asked if only the shorelines of these various parks are subject to the Program. Mr. Fain and Ms. Kimball

stated that Recognized Ecological Complexes need not be waterfront sites, they can be upland. They also stated that unlike zoning, the Program does not establish firm land use controls / requirements but rather policies and guidelines against which projects are evaluated. Committee Member Steve Simon asked if the NYC Parks' Lighthouse Link project, which includes walkways that in certain areas project over the water, is part of the Program. Ms. Fain and Ms. Kimball stated that Lighthouse Link is not part of the Program, but there is nothing in the Program that would preclude it; in fact the project advances the goals of the Program. Chair Benjamin stated that it is not clear if the entirety of the shoreline at Inwood Hill Park and at Baker Field is included in the Recognized Ecological Complex designation. Parks and Cultural Affairs Chair Harlan Pruden inquired about the inclusion in the Recognized Ecological Complex designation of the Sherman Creek waterfront, the proposed esplanade, and in general the shoreline north of Sherman Creek. The Committee was advised that DCP's designations are general but that through our comments they can be made more specific.

After further discussion a motion was made (Jim Berlin) and seconded (Harlan Pruden) in support of the Program provided that it include the shoreline from Sherman Creek northward, at Inwood Hill Park and at Baker Field in the Recognized Ecological Complex designation. **The resolution passed based on the following votes: Committee Members: 5-0-0 (Steve Simon did not vote due to his position with NYC Parks representing a potential conflict), Board Members: 3-0-0, Members of the Public: 1-0-0.**

3. The Committee discussed an application submitted by Columbia University Medical Center ("CUMC") to the Department of Transportation ("DOT") for a Revocable Consent (the "Consent") to permit it to excavate street and sidewalk areas of Audubon Avenue and West 168<sup>th</sup> Street to install two concrete-encased conduits housing fiber optic cables connecting a new building at 51 Audubon Avenue and the existing Russ Berrie Building (the "Project"). Chair Benjamin stated that CUMC was requested to send a representative to discuss the Project, but due to miscommunication a representative is not available. He also stated that CUMC is requesting the Consent because it, as a private entity, is seeking to construct in/under the public right-of-way, that is, the street and sidewalk. To obtain approval to do this the City must grant a Consent, which as the name implies, can be revoked. The Committee determined it was comfortable reviewing the materials provided without a presentation by a CUMC representative. Based on the materials provided the Project consists of excavation that is only 36 inches in depth. Questions were raised concerning construction duration and the protection of trees in or near areas of construction.

After further discussion a motion was made (Jim Berlin) and seconded (Harlan Pruden) offering no objection to the Consent requested by CUMC subject to Community Board 12-Manhattan ("CB12-M") being provided with further detail on the scope and phasing of the construction and the plan proposed to protect any trees from being damaged during or as a result of the construction. **The resolution passed based on the following votes. Committee: 6-0-0; Board Members: 3-0-0; Public: 1-0-0.**

Subsequent to the meeting CUMC's Sandra Harris materials forwarded to CB12-M detailing the project's 12-day construction schedule and scope and stating that measures will be implemented to protect all streets, sidewalks and trees, and that all areas impacted by construction of the Project will be restored in compliance with DOT and Building Department standards.

4. The meeting adjourned at 8:20 PM.

Respectfully submitted by Wayne A. Benjamin.

## Land Use Committee - Meeting Minutes

June 6, 2012

### Committee Members Present

Anita Barberis, Asst. Chair  
Isaiah Bing  
James Berlin  
Steve Simon  
Tamara Rivera

### Committee Members Absent

Wayne Benjamin, Chair  
Richard Allman

### Board Members Present

Dulce Bueno  
Elizabeth Lehman

### Public Member Present

Vivian Ducat

### Public Member Absent

**Guests:** Ari Sherizen, Oskar Brecher - 514 W. 168th St. LLC.

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Assistant Chair Barberis welcomed the guests at 7:05pm and asked the Land Use Committee to introduce themselves.

The only agenda item was a presentation by the developers for an as-of-right mixed-use project at 514 West 168 St.

The developers Oskar Brecher and Ari Sherizon of 514 West 168 St. LLC purchased a commercially zoned surface parking lot located between Audubon and Amsterdam Avenues at the same address. They plan to develop a hotel with community facility space for medical offices.

The 38,000 sq ft building with a foot print of 50'x95' will rise ten (10) stories. The first four (4) floors occupying 15,000 sq ft will be dedicated as a medical facility (i.e. doctor's offices) and the remaining six (6) floors will be set-back and have fifty-five (55) market-rate hotel rooms. There will be separate entrances for the medical facility and the hotel.

They anticipate breaking ground in the Fall 2012 and expect completion by the Fall of 2014. The project will cost \$19.5 million and they are taking an equity position and gathering the financing (even suggesting the Empowerment Zone as one option).

This project is expected to create 150 jobs: 50 in construction, 25 permanent hospitality and 75 permanent medical office jobs.

The building will blend in with the community as they are using cement and are utilizing VRF system working towards a green building.

Some issues for discussion targeted their desire to use non-union workers. T. Rivera suggested that safety on the job should be a key consideration and that unions have that covered. She cited an accident at another hotel construction site they are associated with at 233 West 54 Street where there was no Steward to handle the situation. She hoped that they would re-consider the advantages of union workers.

Another issue was where will guests park their cars. They advised us that the parking lot behind the Malcolm X building and the one at 165<sup>th</sup> St. on Ft. Washington Ave. We advised them that Columbia has planned a building for the first parking area and the second one is quite full.

We thanked them for advising the community of their development plans because the project is as-of-right and does not require any community board actions. We further requested that they keep us informed of their progress.

Meeting adjourned at 8:05pm

Minutes taken by T. Rivera and submitted by: A. Barberis