



# CB9M

## Community Board No. 9 Manhattan

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### Housing, Land Use and Zoning Committee Meeting of April 18, 2006

#### MINUTES

Co-Chaired by: J. Reyes-Montblanc and Yvonne Stennett

Quorum being present Meeting was called to order at 6:35pm.  
Public present in excess of 30 concerned community residents.

Motions were made and seconded to adopt agenda and approve last month's minutes with any necessary amendments. Unanimously approved.

1. Columbia University made a presentation to the Board to ask for Letter of No Objection to their plans to complete the construction of the ninth floor of Green Hall, the additional floor will not change the physical outside looks of the building since the façade of the building now projects to a false 9<sup>th</sup> floor. Ms Welch made motion seconded by Ms Lewis to issue a letter of No Objection to NYC Dept of City Planning. Vote was 7 yes  
0 No 0 Abstentions

2. 640-646 Riverside Drive, third party transfer building to the partnership of Settlement House and Urban Homesteaders Assistance Board appeared last month before the Committee and made a request for the Board to intervene on behalf of the tenants as they feel left out of the process and that the commitments made by SH/UHAB to the Board when it approved the transfer have not been fulfilled. HPD, SH/UHAB could not appear before the Committee due to scheduling conflicts however the tenants attended and shared serious concerns with the Board.

Some concerns expressed were the lack of responsiveness from SH-UHAB to their inquiries and the TA's exclusion from the planning and design of the rehabilitation of the buildings as well as great concern for the loans being negotiated without consultation with the TA as the repayment of such loans will be responsibility of the HDFC Cooperative in which the Tenants will be the shareholders.

Comments about UHAB's being over-extended and not being able to properly carry-out their functions were repeated from various speakers. As well as assertions of conflict of Interest – Board members employed by UHAB and improper relocalizations and assignment of vacant apartments which are in fact assets of the future cooperative corporation and therefore of great concern to future shareholders.

The chairs advised the tenants that next month's meeting will be on Tuesday May 16<sup>th</sup> and that both UHAB and HPD will be expected.

3. After Pinnacle's owner Joel Wiener appeared before the Board to try to dispel the allegations of misdeeds being hurled against Pinnacle and himself by a coalition of tenants from over 30 buildings owned by Pinnacle and community pro-tenant activists the Committee by unanimous

vote, called for a Public Hearing where all the Upper Manhattan Community Boards has been asked to participate to elicit testimony to develop factual documentation regarding Pinnacle's practices within our Districts, the pertinent NYC Council Members, Public Advocate, Attorney General and Borough President have also been asked to co-sponsor the Public Hearing and whatever results are documented will be turned over to NYC Council, the Public Advocate and the Attorney General for any further action. CB10M, CB12M have already agreed to participate, there is a possibility that CB7M and CB11M may also participate. The chairs announced that the hearing is scheduled for Monday May 15<sup>th</sup> at 6:30 PM at RiverBank State Park announcements will be circulated next week and after.

**4. New Business.** Anthony Borelli Director of Planning for the Borough President addressed the Committee to share the MBP plans to assign a Planning Intern for at least 2 semesters in each Community Board to assist them in any planning project they may decide to pursue. As an example he referred to conversation with the Board Chair regarding the 135<sup>th</sup> Street Transfer Station. Mr. Borelli also asked for planning suggestions and requested the Committee to pass them on to his office. Mr. Borelli also offered the services of his office for any planning or land use project that the Board or community members may want to pursue and need assistance

Mr. Miles Akins a resident of 518 West 126<sup>th</sup> Street another UHAB 3<sup>rd</sup> Party building expressed his concerns about UHAB's handling of his building's relocations and specifically about his struggles to remain in the building as he refuses to relocate until UHAB reviews their rehabilitation project with the TA and agree to use the latest "green" conservation technology which he asserts will in line with CB9M's 197-a Plan call for renewable and self sustainable conservation measures in the District.

Mr. Tom Demott announced a demonstration on April 27 in front of Columbia University to protest the expansion of their campus into West Manhattanville.

Dr. Vicky Gholson made a plea for more supervision of new constructions in the District and better enforcement of health and safety procedures often violated by developers in the District with apparent little supervision from the City agencies. She further asked for a central clearing listing of all constructions and of the people responsible so that any damages to other properties can be addressed expeditiously.

6. Old Business. Ms. Welch reminded the Committee that many projects approved for local developers through the years have not been reporting periodically to the Board on their progress or current state.

5. No further business being before the Committee the meeting was adjourned at 8:25pm. Attendance attached

